

<p>CARNEGIE FORUM 305 WEST PINE STREET LODI, CALIFORNIA</p>	<p><b>AGENDA</b> <b>LODI</b> <b>PLANNING COMMISSION</b></p>	<p>REGULAR SESSION WEDNESDAY, APRIL 10, 2019 @ 7:00 PM</p>
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For information regarding this agenda please contact:

**Kari Chadwick @ (209) 333-6711**  
**Community Development Secretary**

NOTE: All staff reports or other written documentation relating to each item of business referred to on the agenda are on file in the Office of the Community Development Department, located at 221 W. Pine Street, Lodi, and are available for public inspection. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. To make a request for disability-related modification or accommodation contact the Community Development Department as soon as possible and at least 24 hours prior to the meeting date.

1. ROLL CALL
2. MINUTES – “January 9, 2019”, “February 13, 2019” & “March 13, 2019”
3. PUBLIC HEARINGS
  - a. Request for Planning Commission approval of a Use Permit and Site Plan and Architecture Review to allow a 4,010 sq. ft. pad building with drive thru lanes at 1102 West Kettleman Lane. (Applicant: Miner Joaquin Building Corp (Bank of Stockton); File 2019-02 U/SP; CEQA Determination: Exempt per Section 15332)
  - b. Request for Planning Commission approval of: Growth Management Allocation for 9 Low Density Lots; and A Subdivision Map for the Bennett – Iris Drive Subdivision, a 2 acre, 9 unit subdivision at 1458 Iris Drive. (Applicant: Bennett Land Investments, INC - Dennis Bennett; File: 2019-5 S; CEQA Status: Section 15332 – In-fill development consistent with the General Plan and Zoning Code)

**NOTE:** The above item is a quasi-judicial hearing and requires disclosure of ex parte communications as set forth in Resolution No. 2006-31

4. PLANNING MATTERS/FOLLOW-UP ITEMS
  - a. Receive Citizen Comments on the “2018 Housing Element Annual Progress Report (APR).” The City must report on the implementation status of each program included in the City’s 2015-2023 Housing Element of the General Plan. The report must be submitted to the California Department of Housing and Community Development (HCD) and the Governor’s Office of Planning and Research (OPR)
5. ANNOUNCEMENTS AND CORRESPONDENCE
6. ACTIONS OF THE CITY COUNCIL
7. ACTIONS OF THE SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE
8. ACTIONS OF THE LODI ARTS COMMISSION
9. COMMENTS BY THE PUBLIC (NON-AGENDA ITEMS)
10. COMMENTS BY THE PLANNING COMMISSIONERS & STAFF (NON-AGENDA ITEMS)
11. ADJOURNMENT

Pursuant to Section 54954.2(a) of the Government Code of the State of California, this agenda was posted at least 72 hours in advance of the scheduled meeting at a public place freely accessible to the public 24 hours a day.

**\*\*NOTICE:** Pursuant to Government Code §54954.3(a), public comments may be directed to the legislative body concerning any item contained on the agenda for this meeting before (in the case of a Closed Session item) or during consideration of the item.

**Right to Appeal:**

If you disagree with the decision of the commission, you have a right of appeal. Only persons who participated in the review process by submitting written or oral testimony, or by attending the public hearing, may appeal.

Pursuant to Lodi Municipal Code Section 17.72.110, actions of the Planning Commission may be appealed to the City Council by filing, within ten (10) business days, a written appeal with the City Clerk and payment of \$300.00 appeal fee. The appeal shall be processed in accordance with Chapter 17.88, Appeals, of the Lodi Municipal Code. Contact: City Clerk, City Hall 2<sup>nd</sup> Floor, 221 West Pine Street, Lodi, California 95240 – Phone: (209) 333-6702.

January 9, 2019,  
February 13, 2019  
&  
March 13, 2019

The above Planning Commission minutes  
were not available at the time of packet  
preparation.

They will be made available prior to the  
start of the April 10, 2019 meeting if they  
have been completed.

Item 3a





## **CITY OF LODI PLANNING COMMISSION**

### **Staff Report**

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**MEETING DATE:** April 10, 2019

**APPLICATION NO:** Use Permit / SPARC: 2019-02

**REQUEST:** Request for Planning Commission approval of a Use Permit and Site Plan and Architecture Review to allow a 4,010 sq. ft. pad building with drive thru lanes at 1102 West Kettleman Lane. (Applicant: Miner Joaquin Building Corp (Bank of Stockton); File 2019-02 U/SP; CEQA Determination: Exempt per Section 15332)

**LOCATION:** 1102 W. Kettleman Lane  
APN 060-040-18

**APPLICANT:** Bank of Stockton  
c/o Mr. John Dentoni  
PO Box 1101  
Stockton, CA 95201

Price Consulting Service  
Mr. Gary Price

**PROPERTY OWNER:** Miner Joaquin Building Corp  
c/o Mr. John Dentoni  
PO Box 1101  
Stockton, CA 95201

### **RECOMMENDATION**

Staff recommends that the Planning Commission approve the Use Permit and Site Plan and Architecture Review request of Miner Joaquin Building Corp (Bank of Stockton) to allow a 4010 sq ft pad building with drive thru lanes at 1102 West Kettleman Lane, subject to the conditions in the attached resolution.

### **PROJECT/AREA DESCRIPTION**

**General Plan Designation:** Mixed Use Corridor

**Zoning Designation:** PD (15) Planned Development

**Property Size:** 1.1 acres – 47,916 sq ft

The adjacent zoning and land use characteristics:

	ADJACENT ZONING DESIGNATIONS AND LAND USES		
	GENERAL PLAN	ZONING CLASSIFICATION	EXISTING LAND USE
<b>North</b>	Mixed Use Corridor	Mixed Use Corridor	offices
<b>South</b>	Mixed Use Corridor	PD(15) Commercial	Commercial center
<b>East</b>	Mixed Use Corridor	PD(15) Commercial	F and M Bank Building
<b>West</b>	Mixed Use Corridor	PD(15) Commercial	BBVA Compass Bank

## REQUEST

The applicant is proposing a 4010 sq ft pad building with drive thru lanes at 1102 West Kettleman Lane.

The Site Plan and Architecture Review is for the building architecture and site layout. The Use Permit is for the drive thru feature.

The applicant is proposing:

- 4,010 sq ft pad building.
- 2,715 sq ft - Bank of Stockton tenant space.
- 1,295 sq ft – Jimmy John’s Gourmet Sandwich restaurant.
- 9 car stacking lane for the sandwich restaurant.
- 9 car stacking lane for the bank space.
- The site uses existing driveways and curb cuts.
- The project includes on-site parking and landscaping.
- All improvements are on the site.

Staff has reviewed the project site layout and building design for consistency with the surrounding properties. All site improvements are within the property boundaries. The project includes parking for the bank and restaurant. Vehicle stacking will be sufficient to ensure parking does not block driveways or entrances.

The building is a single story with high vaulted ceilings to provide additional light. The building includes tan stucco siding with a black metal roof, generous amount of rock for accents and pillars and heavy beam timbers.

The architecture meets and exceeds the surrounding buildings. This is a great addition to the area and along Kettleman Drive.

## ANALYSIS

The discretionary Use Permit procedure enables Planning and other city staff to impose conditions designed to avoid, minimize or mitigate potentially adverse effects of a certain use upon the community or other properties in the vicinity. Staff believes that the Planning

Commission can make the required findings, in accordance with Lodi Development Code § 17.40.040(F), to approve the requested Use Permit. The required findings are as follows:

1. *The proposed use is allowed with a Use Permit within the applicable zoning district and complies with all applicable provisions of this Development Code.* **Comment:** The existing property is zoned PD (15), the underlying designation is general commercial. A bank / retail store is an allowed use. The drive thru is subject to a use permit in this zone. The project has been conditioned to be consistent with the zoning code and the use will not be detrimental to the welfare of persons or properties working, residing, or otherwise existing in the adjacent neighborhood areas.
2. *The proposed use is consistent with the General Plan and any applicable specific plan.* **Comment:** The General Plan land use designation for the project site is Mixed Use Corridor, which permits the proposed use. The conditions for the restriction of the conditional use are consistent with the General Plan, will not affect neighborhood compatibility; and will not cause the operation of the conditional use to be detrimental to the welfare of persons or properties working, residing, or otherwise existing in the adjacent neighborhood areas.
3. *The location, size, design and operating characteristics of the use or development is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.* **Comment:** The parcel was designed to be a stand-alone pad building. The project has been designed to meeting the design standards for the mixed use zoning districts. The proposed use is consistent with the Zoning Code and the General Plan policies. As such, the subject site is adequate in size and shape to accommodate the proposed use within a commercial area with all the required off-street parking provided on the subject site. Further, the project will not have a negative effect on the public health, safety, or welfare; or be materially injurious to persons, properties or improvements in the vicinity.
4. *The location, size, design, and operating characteristics of the proposed use is compatible with the existing and future land uses in the vicinity.* **Comment:** The proposed use complies with all requirements as set forth for the issuance of a Use Permit, in that the site is adequate in size, shape and topography for the proposed use, consisting of a proposed new building. Second, the site is located in a commercial area that is accessible from public streets. Existing street networks are adequate in size and shape to accommodate the quantity and quality of traffic generated by the proposed use without any significant impacts to the street system. Third, the proposed use, as conditioned, will not have an adverse effect upon the use, enjoyment or valuation of property in the neighborhood because the proposed use will be located within a commercial area and is a proposed commercial use.
5. *The proposed project is in compliance with the California Environmental Quality Act (CEQA) and the Lodi Environmental Review Guidelines.* **Comment:** The Class 32 "Infill" Categorical Exemption (CEQA Guideline Section 15332), hereafter referred to as the Class 32 Exemption, exempts infill development within urbanized areas if it meets certain criteria. The class consists of environmentally benign infill projects that are consistent with the General Plan and Zoning requirements. This class is not intended for projects that would result in any significant

traffic, noise, air quality, or water quality impacts. This exemption is not limited to any use type and may apply to residential, commercial, industrial, public facility, and/or mixed-use projects.

Staff believes the Commission can make the required findings to approve the Use Permit as proposed. In staff's opinion, the proposed modification would not produce any adverse impacts on the adjacent properties in terms of noise, parking, litter, disorderly behavior, or other objectionable influences. The permit is conditioned to mitigate typical concerns related to traffic and parking associated with a school. If, in the future, concerns arise, and the Director/Police Department determines it necessary, the Use Permit can be subject to review by the Planning Commission to consider the business's operation for compliance with the conditions of the Use Permit.

#### **ENVIRONMENTAL ASSESSMENT:**

The California Environmental Quality Act (CEQA) requires analysis of agency approvals of discretionary "Projects." A "Project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." The proposed new development is a project under CEQA.

The City Council, by Resolution No. 2010-41, which became effective on April 7, 2010, certified an Environmental Impact Report (EIR), State Clearinghouse No. 20009022075, for the City of Lodi General Plan. This General Plan designated the project site as Industrial

No potential new impacts related to the Project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the General Plan EIR. No increase in development density beyond what was anticipated in the General Plan for the Project site would occur. No other special circumstances exist that would create a reasonable possibility that the proposed Project will have a significant adverse effect on the environment.

The Class 32 "Infill" Categorical Exemption (CEQA Guideline Section 15332), hereafter referred to as the Class 32 Exemption, exempts infill development within urbanized areas if it meets certain criteria. The class consists of environmentally benign infill projects that are consistent with the General Plan and Zoning requirements. This class is not intended for projects that would result in any significant traffic, noise, air quality, or water quality impacts. This exemption is not limited to any use type and may apply to residential, commercial, industrial, public facility, and/or mixed-use projects.

Therefore, the proposed Project qualifies for the exemption under CEQA Guidelines Section 15332 and no further environmental review is required.

#### **PUBLIC HEARING NOTICE:**

Legal Notice for the Use Permit was published in the Lodi News Sentinel on Saturday, March 30, 2019. Eighteen (18) public hearing notices were sent to all property owners of record within a 300-foot radius of the project site as required by California State Law §65091 (a) 3. Public notice also was mailed to interested parties who expressed their interest of the project.

## **RECOMMENDED MOTIONS**

Should the Planning Commission agree with staff's recommendation, the following motion is suggested:

"I move that the Planning Commission adopt a Resolution finding that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, and adopt a Resolution approving the Use Permit and Site Plan and Architecture Review to allow a 4,010 sq. ft. pad building with drive thru lanes at 1102 West Kettleman Lane, subject to the findings and conditions of approval contained in the draft Resolution."

## **ALTERNATIVE PLANNING COMMISSION ACTIONS:**

- Approve the request with attached or alternate conditions
- Deny the request
- Continue the request.

Respectfully Submitted,

Concur,

Craig Hoffman  
City Planner

Stephen Schwabauer  
Community Development Director

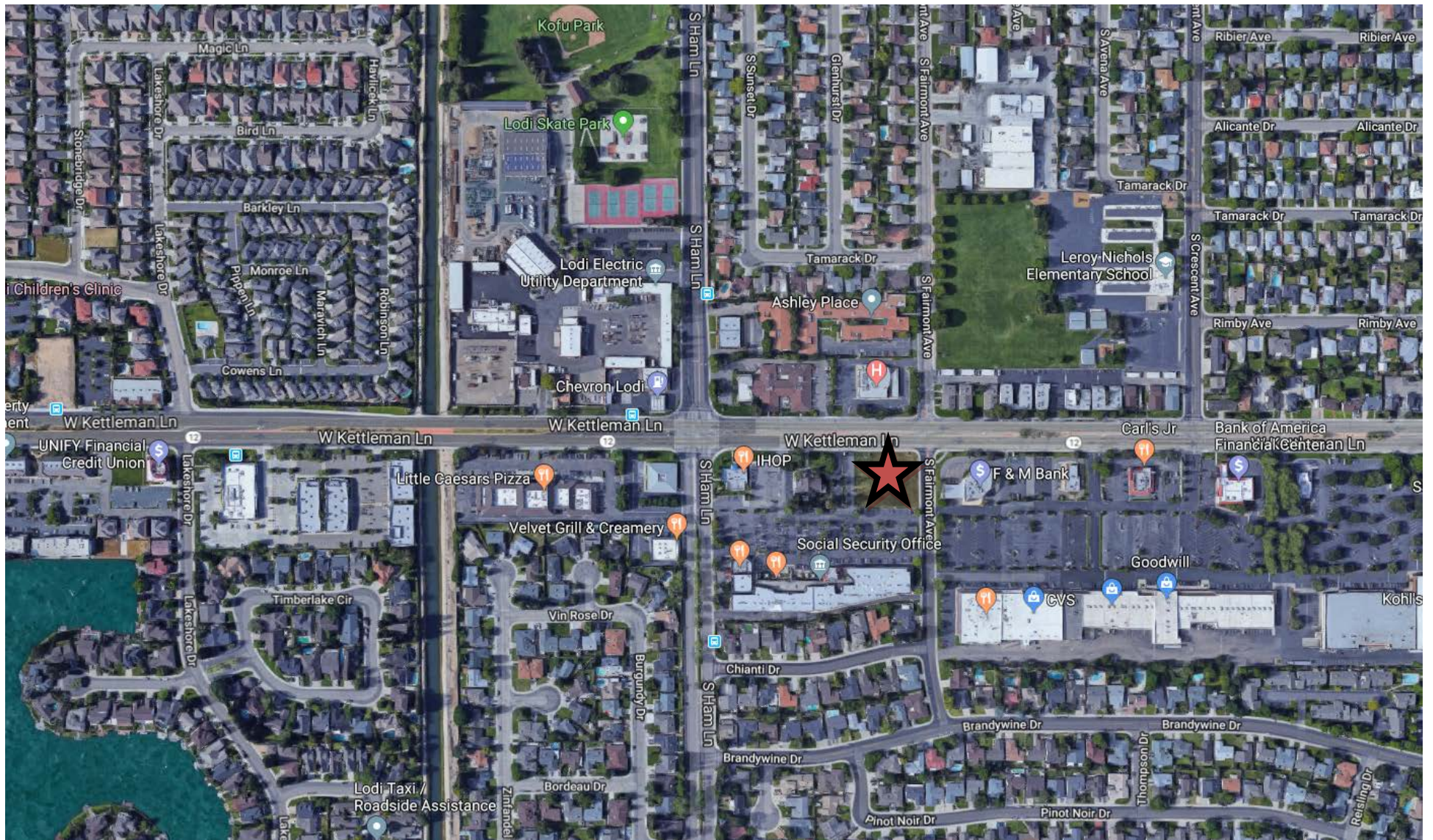
## **ATTACHMENTS:**

- A. Vicinity / Aerial Map
- B. Floor plans
- C. Draft Resolution



# VICINITY MAP

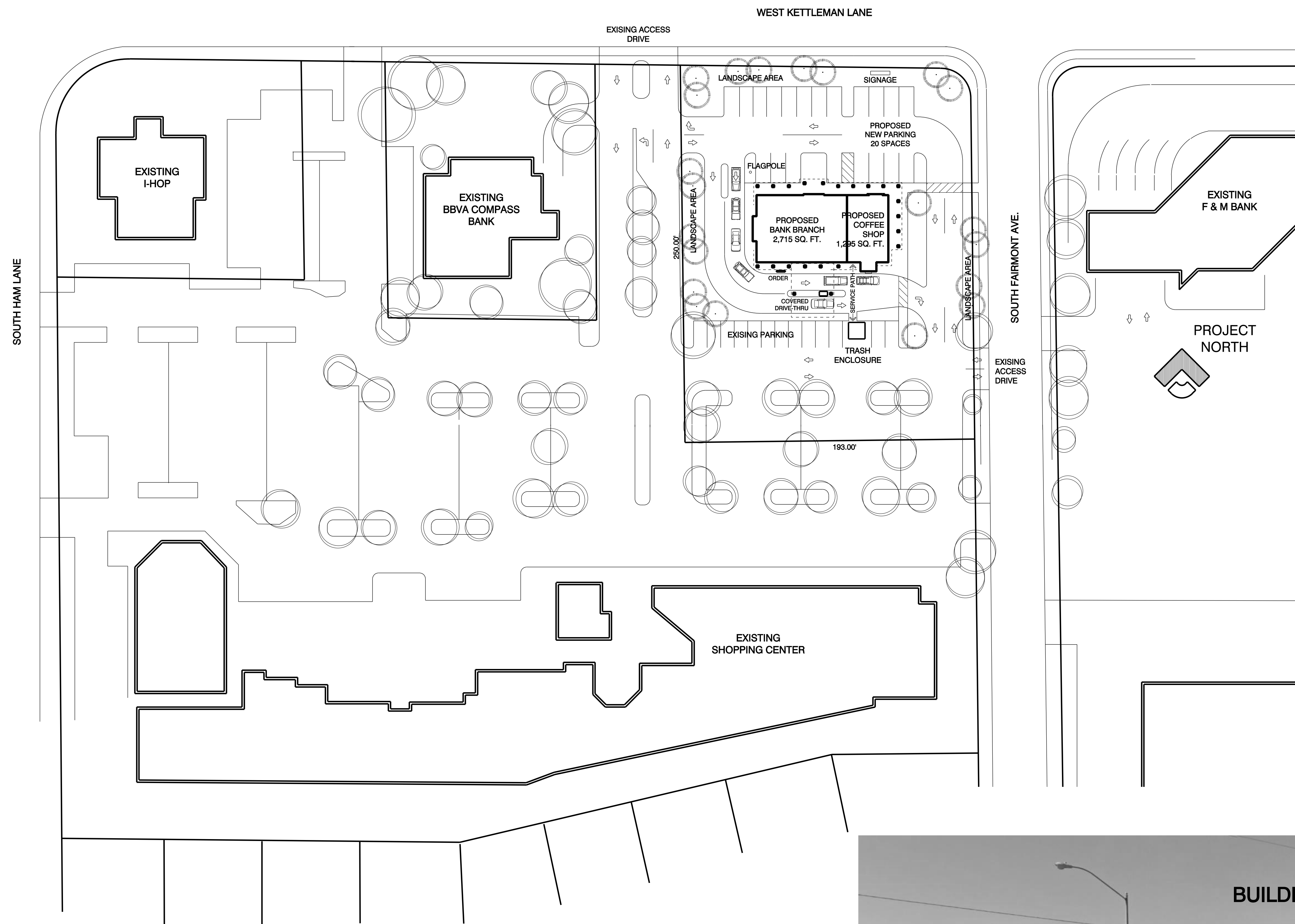
North



South

1102 Kettleman Lane



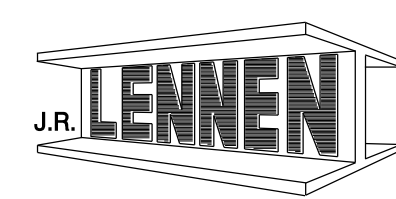


**ANALYSIS:**

LOT SIZE: APPROX. 193 FT. WIDE x 250 FT. DEEP

LOT AREA: APPROX. 48,250 SQ. FT.

PARKING SPACES: 20 NEW SPACES



CONSTRUCTION

DESIGN BUILD

LICENSE #798968  
73605 Dinah Shore Drive  
Suite 1330  
Palm Desert, CA 92211  
760.328.1200  
760.328.1209 FAX



THOMAS ROMAN  
Architecture  
TR-Architecture.com

530.205.8750

**BANK OF STOCKTON**  
NEW LODI BRANCH PLUS RESTAURANT

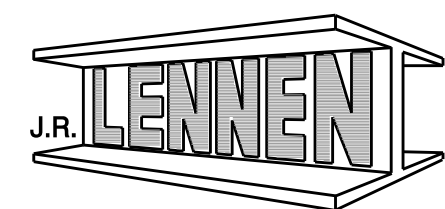
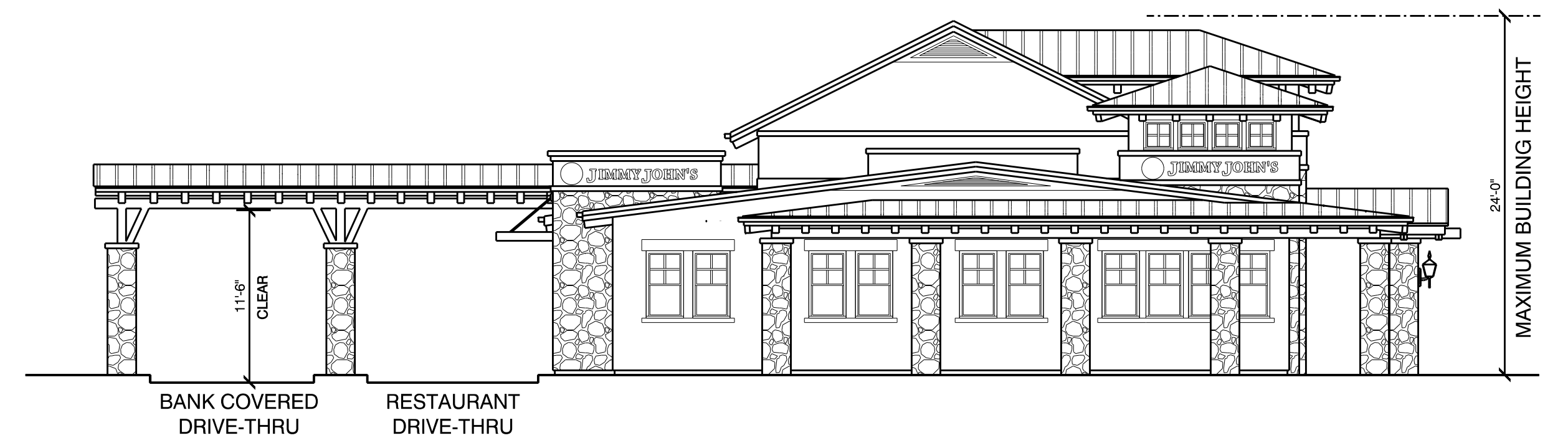
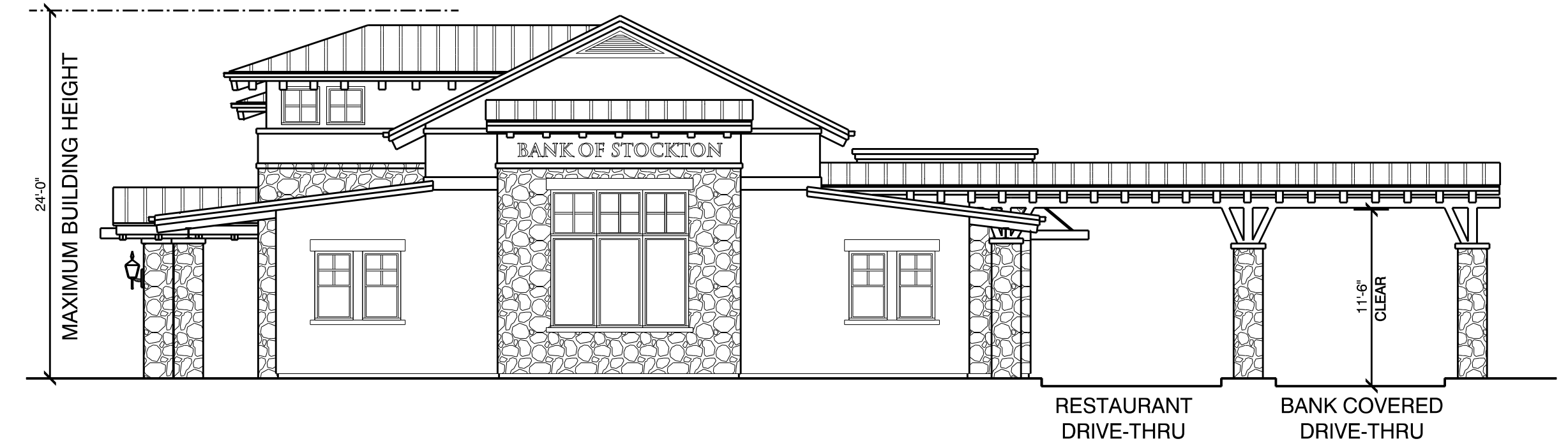
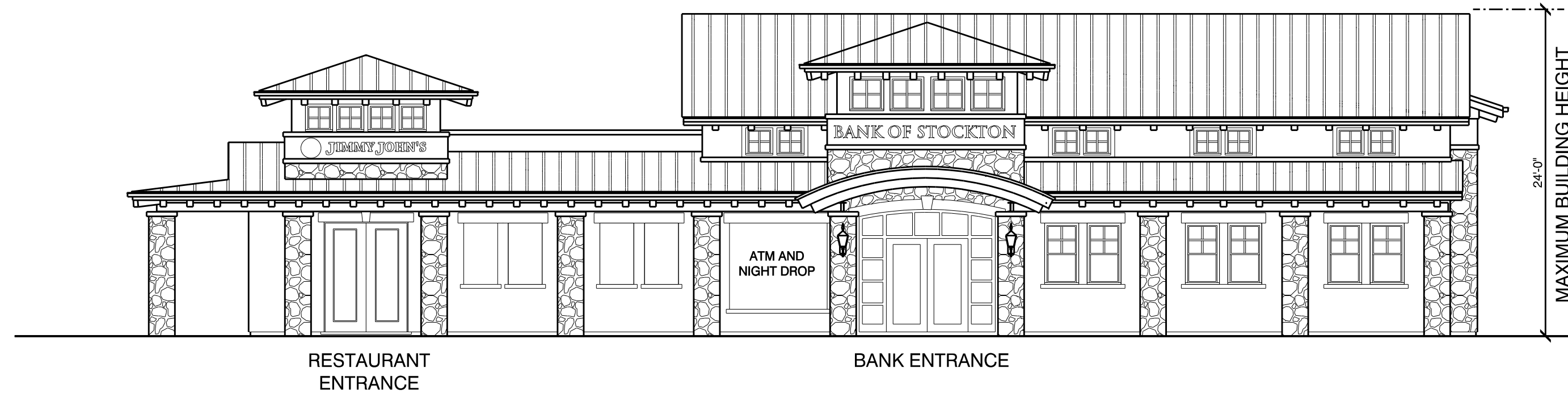
**CONCEPTUAL SITE DEVELOPMENT PLAN**

SCALE: 1" = 40'

DATE: 02-18-19







CONSTRUCTION

DESIGN BUILD

LICENSE #798968  
73605 Dinah Shore Drive  
Suite 1330  
Palm Desert, CA 92311  
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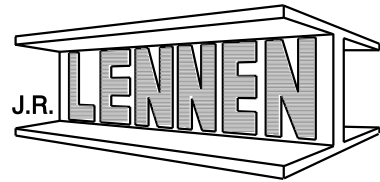
530.205.8750

**BANK OF STOCKTON**  
NEW LODI BRANCH PLUS RESTAURANT

**CONCEPTUAL ELEVATIONS**

SCALE: 1/8" = 1'-0"

DATE: 02-08-19



CONSTRUCTION

DESIGN BUILD

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Suite 1330  
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**BANK OF STOCKTON**  
NEW LODI BRANCH PLUS RESTAURANT

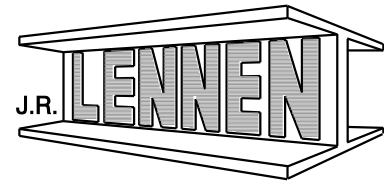
**CONCEPTUAL RENDERING 01**

DATE: 02-08-19



**VIEW FROM WEST KETTLEMAN LANE / SOUTH FAIRMONT AVE.**





CONSTRUCTION

DESIGN BUILD

LICENSE #798968  
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**BANK OF STOCKTON**  
NEW LODI BRANCH PLUS RESTAURANT

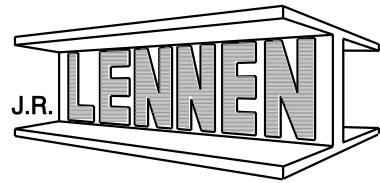
**CONCEPTUAL RENDERING 02**

DATE: 02-08-19



**VIEW FROM NORTH / WEST KETTLEMAN LANE**





CONSTRUCTION

DESIGN BUILD

LICENSE #798968  
73605 Dinah Shore Drive  
Suite 1330  
Palm Desert, CA 92311  
760.328.1200  
760.933.1900 FAX



THOMAS ROMAN  
Architecture

TR-Architecture.com

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**BANK OF STOCKTON**  
NEW LODI BRANCH PLUS RESTAURANT

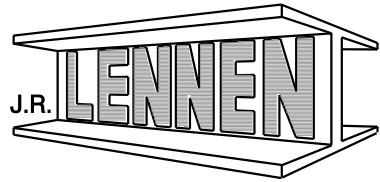
**CONCEPTUAL RENDERING 03**

DATE: 02-08-19



**VIEW FROM NORTH / WEST KETTLEMAN LANE**





CONSTRUCTION

DESIGN BUILD

LICENSE #798968  
73605 Dinah Shore Drive  
Suite 1330  
Palm Desert, CA 92311  
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BANK OF STOCKTON  
NEW LODI BRANCH PLUS RESTAURANT

CONCEPTUAL RENDERING 04

DATE: 02-08-19



VIEW FROM SOUTH / PARKING AREA

**RESOLUTION NO. P.C. 19-XX**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI  
APPROVING THE REQUEST OF BANK OF STOCKTON - C/O MR. JOHN  
DENTONI FOR A USE PERMIT AND SITE PLAN AND ARCHITECTURE  
REVIEW TO ALLOW TO ALLOW A 4,010 SQ. FT. PAD BUILDING WITH  
DRIVE THRU LANES AT 1102 WEST KETTLEMAN LANE**

**WHEREAS**, the Planning Commission of the City of Lodi has heretofore held a duly noticed public hearing, as required by law, on the requested Use Permit, in accordance with the Lodi Municipal Code, Section 17.74; and

**WHEREAS**, the project proponents are Bank of Stockton, c/o Mr. John Dentoni, PO Box 1101, Stockton, CA 95201; and

**WHEREAS**, the project parcel is owned by Miner Joaquin Building Corp, c/o Mr. John Dentoni, PO Box 1101, Stockton, CA 95201; and

**WHEREAS**, the project is located at 1102 W. Kettleman Lane, Lodi, CA 95240 (APN: 060-040-18); and

**WHEREAS**, the property has a General Plan designation of Mixed Use Corridor and is zoned Planned Development (15); and

**WHEREAS**, the project proposal requires the approval of a Site Plan and Architecture Review for a new building with site improvements; and

**WHEREAS**, a drive-thru feature requires the approval of a Use Permit by the Planning Commission; and

**WHEREAS**, based upon the facts and analysis presented in the staff report, and public testimony received and subject to the conditions of approval listed below, the Planning Commission finds that the establishment, maintenance or operation for the requested use or building applied for, will not, under the circumstances of this particular case, be detrimental to the health, safety, morals, comfort, convenience and general welfare of the persons residing or working in the neighborhood of such proposed use, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City; and

**WHEREAS**, all legal prerequisites to the adoption of this Resolution have occurred; and

Based upon the evidence within the staff report and project file the Planning Commission finds:

1. The project is found to be categorically exempt from CEQA review under 14 CCR §15323. The Class 32 "Infill" Categorical Exemption (CEQA Guideline Section 15332), hereafter referred to as the Class 32 Exemption, exempts infill development within urbanized areas if it meets certain criteria. The class consists of environmentally benign infill projects that are consistent with the General Plan and Zoning requirements. This class is not intended for projects that would result in any significant traffic, noise, air quality, or water quality impacts. This exemption is not limited to any use type and may apply to residential, commercial, industrial, public facility, and/or mixed-use projects.

Therefore, the proposed Project qualifies for the exemption under CEQA Guidelines Section 15332 and no further environmental review is required.

2. The existing property is zoned PD (15), the underlying designation is general commercial. A bank / retail store is an allowed use. The drive thru is subject to a use permit in this zone. The project has been conditioned to be consistent with the zoning code and the use will not

be detrimental to the welfare of persons or properties working, residing, or otherwise existing in the adjacent neighborhood areas.

3. The General Plan land use designation for the project site is Mixed Use Corridor, which permits the proposed use. The conditions for the restriction of the conditional use are consistent with the General Plan, will not affect neighborhood compatibility; and will not cause the operation of the conditional use to be detrimental to the welfare of persons or properties working, residing, or otherwise existing in the adjacent neighborhood areas.
4. The parcel was designed to be a stand-alone pad building. The project has been designed to meeting the design standards for the mixed use zoning districts. The proposed use is consistent with the Zoning Code and the General Plan policies. As such, the subject site is adequate in size and shape to accommodate the proposed use within a commercial area with all the required off-street parking provided on the subject site. Further, the project will not have a negative effect on the public health, safety, or welfare, or be materially injurious to persons, properties or improvements in the vicinity.
5. The proposed use complies with all requirements as set forth for the issuance of a Use Permit, in that the site is adequate in size, shape and topography for the proposed use, consisting of a proposed new building.
6. The site is located in a commercial area that is accessible from public streets. Existing street networks are adequate in size and shape to accommodate the quantity and quality of traffic generated by the proposed use without any significant impacts to the street system.
7. The proposed use, as conditioned, will not have an adverse effect upon the use, enjoyment or valuation of property in the neighborhood because the proposed use will be located within a commercial area and is a proposed commercial use.
8. The proposed use can be compatible with the surrounding use and neighborhood if the business is conducted properly and if the Applicant/Operator works with neighboring businesses and residents to resolve any problems that may occur.

**NOW, THEREFORE, BE IT DETERMINED AND RESOLVED** by the Planning Commission of the City of Lodi that Use Permit Application No. 2019-02 is hereby approved, subject to the following conditions:

Community Development-Planning

1. The applicant/project proponent and/or property owner and/or developer and/or successors in interest and management shall, at their sole expense, defend, indemnify and hold harmless the City of Lodi, its agents, officers, directors and employees, from and against all claims, actions, damages, losses, or expenses of every type and description, including but not limited to payment of attorneys' fees and costs, by reason of, or arising out of, this Use Permit approval. The obligation to defend, indemnify and hold harmless shall include, but is not limited to, any action to arbitrate, attack, review, set aside, void or annul this Use Permit approval on any grounds whatsoever. The City of Lodi shall promptly notify the developer of any such claim, action, or proceeding and shall cooperate fully in the defense.
2. The applicant/project proponent and/or property owner and/or developer and/or successors in interest and management shall operate the project in strict compliance with the approvals granted herein, City standards, laws, and ordinances, and in compliance with all State and Federal laws, regulations, and standards. In the event of a conflict between City laws and standards and a State or Federal law, regulation, or standard, the stricter or higher standard shall control. Material violation of any of those laws in connection with the use may be cause for revocation of this Use Permit.

3. If operation of this use results in conflicts pertaining to parking, noise, traffic, loitering, public safety or other impacts, at the discretion of the Community Development Department, this conditional use permit may be referred to the Planning Commission for subsequent review at a public hearing. If necessary, the Commission may modify or add conditions of approval to mitigate such impacts, or may revoke said conditional use permit bound upon applicable findings.
4. The City Council, Lodi Police Department, the Planning Commission and City staff may, at any time, request that the Planning Commission conduct a hearing on this Use Permit for the purpose of amending or adding new conditions to the Use Permit or to consider revocation of the Use Permit if the Use Permit becomes a serious policing problem.
5. The subject property and its immediate surrounding shall be maintained neat and clean at all times. The subject property and its immediate surrounding shall be maintained free from debris and graffiti at all times. The property owner shall remove any debris or graffiti within 24-hours upon notification by the City. Litter on the site and any litter scattered on nearby property, streets, and sidewalks shall be removed daily. If necessary, the applicant shall steam clean the project site and its immediate surrounding premises as often as needed.
6. In the event of graffiti or other extraneous markings occurring, the applicant/operator and/or successors in interest and management shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
7. Any change in operational characteristics, expansion in area or other modification to the approved plans shall require an amendment to this Use Permit or the processing of a new Use Permit.
8. The applicant shall obtain Operational Permits from the Lodi Fire Department, Fire Prevention Bureau. The Operational Permits shall be obtained prior to commencement of sale of alcohol. The Fire Department may be contacted at 25 East Pine Street, Lodi, CA 95240-2127. Phone Number (209) 333-6739.
9. Any fees due the City of Lodi for processing this Project shall be paid to the City within thirty (30) calendar days of final action by the approval authority. Failure to pay such outstanding fees within the time specified shall invalidate any approval or conditional approval granted. No permits, site work, or other actions authorized by this action shall be processed by the City, nor permitted, authorized or commenced until all outstanding fees are paid to the City.
10. No variance from any City of Lodi adopted code, policy or specification is granted or implied by this approval.
11. In the event that car stacking extends into the drive isles, bank and/or retail staff will help take orders and direct vehicles to reduce blocking driveways.

Building and Safety - General Comments:

12. The construction of the new building and related site improvements shall require a building permit. All plan submittals shall be based on the City of Lodi Building Regulations and currently adopted 2016 California Building code. Please review our policy handouts for specific submittal procedures.
13. Plans shall provide occupancy load calculations for each area of the building based on square footage and the applicable occupant load factor from Table 1004.1.2. 2016 CBC, Section 1004.1.2



14. Fire rated separation may be required between different occupancies in the building as per 2016 CBC, Section 508.4 and Table 508.4
15. All buildings and structures shall have the required fire separation distance separation to the property lines as specified by the 2016 CBC, Table 602 or shall provide the required fire rated protection of walls, limitations of protected and unprotected openings for each building, as per 2016 CBC, Sections 705, Tables 601, 602, 705.8 and 716.5
16. If the occupant load for any area of the building exceeds 49, the plans shall show:
  - a) A minimum of two (2) exits that are separated by a minimum of 1/2 (1/3 in sprinklered buildings) of the diagonal distance of the area served. 2016 CBC, Section 1007.1.1
  - b) Exit doors shall swing in the direction of egress travel. 2016 CBC, Section 1010.1.2.1
  - c) The exit doors and exit access doors shall be equipped with panic hardware. 2016 CBC, Section 1010.1.10
  - d) A means of illuminating the egress path of travel in case of power failure, including path to the egress doors, the corridor and the exterior landings. The emergency power system shall provide back-up power for the duration of at least 90 minutes and shall illuminate the path of travel at the rate of an average of 1 foot candle at floor level. 2016 CBC, Sections 1008.1 thru 1008.3.5
  - e) Show locations of required illuminated exit signs. 2016 CBC, Section 1013
  - f) Provide complete and adequate details and locations of the required tactile exit signs at the following locations:
    1. Each grade-level exterior exit door shall be identified by a tactile exit sign with the word, "EXIT."
    2. Each exit access door from an interior room or area that is required to have a visual exit sign, shall be identified by a tactile exit sign with the words, "EXIT ROUTE." 2016 CBC, Section 1013.4
17. Site Plan to show all building entrances and ground level exits shall be connected on an accessible route to other buildings on the site, public transportation stops, accessible parking and passenger loading zones and to public streets and sidewalks. 2016 CBC, Sections 11B-206.4.1, 11B-404, 11B-Division 4
18. Plans to specify walkways and sidewalks along accessible routes of travel (1) are continuously accessible, (2) have maximum 1/2" changes in elevation, (3) are minimum 48" in width, (4) have a maximum 2% cross slope, and (5) where necessary to change elevation at a slope exceeding 5% (i.e., 1:20) shall have ramps complying with 2016 CBC, Section 11B-405 or 11B-406 as appropriate. Where a walk crosses or adjoins a vehicular way, and the walking surfaces are not separated by curbs, railings or other elements between the pedestrian areas and vehicular areas shall be defined by a continuous detectable warning which is 36" wide, complying with 2016 CBC, Sections 11B-247.1 & 11B-705.1.2.5.
19. Plans to specify and show accessible parking spaces in compliance with 2016 CBC, Sections 11B-208.2, 11B-502 and Table 11B-208.2. At least one space shall be van accessible as per 2016 CBC, Section 11B-208.2.4.

Provide complete and adequate accessible parking details to specify and show:

- 1) A 9' wide x 18' deep accessible parking space(s) with 5' wide striped access aisle. "Van accessible" parking spaces shall be a minimum 12' wide x 18' deep with a 5' wide access aisle or 9' wide with an 8' wide access aisle. 2016 CBC, Section 11B-502.2

- 2) The access aisle(s) may be located on either side of the accessible parking space(s), except "van accessible" parking spaces shall have the access aisle located on the passenger side of the accessible parking space. Two accessible parking spaces shall be permitted to share a common access aisle. 2016 CBC, Sections 11B-502.3.4, 11B-502.3
  - 3) The access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36" on center in a color contrasting with the aisle surface, preferable blue or white. The words "NO PARKING" shall be painted in 12" high white letters in each access aisle. 2016 CBC, Section 502.3.3
  - 4) The accessible parking spaces and the access aisles shall not exceed 2% cross slope in any direction. 2016 CBC, Section 11B-502.4
20. Plans to specify location and provide complete and adequate details of the following required parking signage:
- A. "Unauthorized vehicles..." signs at all driveway entrances, or located adjacent to and visible from each accessible parking space. Indicate on the plans that the sign shall be filled out with the correct appropriate information to become a permanent part of the sign (Lodi Police Department, 209-333-6727). 2016 CBC, Section 11B-502.8
  - B. Specify permanently posted reflectorized parking space identification sign at each accessible parking space, 70-sq. inches in area, and mounted a minimum of 60" (80" when located in the path of travel) from bottom of sign to paving. Provide a "van accessible" sign at appropriate parking spaces. The sign may also be posted on a wall at the interior end of the parking space at a height of 36" above the finished walk or grade. An additional sign below the symbol of accessibility shall state "Minimum Fine \$250". 2016 CBC, Section 11B-502.6
  - C. Specify pavement-marking symbols at each accessible parking space. 2016 CBC, Section 11B-502.6.4
21. Plans to specify and show all sales, service and information counters are a maximum of 34" high or specify and show a minimum 36" wide counter area that is not more than 34" aff. . 2016 CBC, Sections 11B-227, 11B-904.4
22. Unless the building meets one of the exceptions of 2016 CPC, Section 422.2 (allowing a unisex restroom), separate toilet facilities shall be provided for each sex. Plumbing occupant load shall be calculated using the plumbing occupant load factor specified by 2016 CPC Table A for each area use. The required number of plumbing fixtures (water closets, urinals, lavatories) shall be provided, as specified for A-2 occupancies by 2016 CPC, Table 422.1.
23. Plans to specify and show a fire access lane to extend within 150' of all portions of the structure. Fire access lane to be a minimum of 24' wide. Dead end fire access lanes in excess of 150' in length shall be provided with an approved area for turning around fire apparatus. Further, amend plans to specify and show fire lane striping (red curb or stripe with "Fire Lane" in 4" high white letters, 3/4" stroke at intervals not less than 50') and fire lane sign at the entrance and the extremity of the lane. 2016 CFC, Section 503.1 and LMC 15.20.080
24. Long and short term bicycle parking as required by the 2013 CGBC, Section 5.106.4 and designated parking spaces for Clean Air/Van Pool/EV vehicles as required by the 2016 CGBC, Section 5.106.5.2 shall be provided.

25. Plans shall show facilitation for future installations of Electric Vehicle Supply Equipment (EVSE) for the charging of electric vehicles. The number of Electric Vehicle (EV) charging spaces to be provided shall be as per the 2016 CGBS, Table 5.106.5.3.3. The plans shall specify: 1) The type and locations of the EVSE(s), 2) Raceways that originate at the service panel or subpanel serving the area, and shall terminate in close proximity to the proposed location(s) of the charging equipment and into listed, suitable cabinets, boxes, enclosures or equivalent. 3) Plan design shall be based on 40 amp minimum branch circuits. 4) Electrical calculations shall substantiate the electric system design to include the rating of the equipment and any on-site transformers and have sufficient capacity to simultaneously charge all required EVs at its full rated amperage. 5) The service panel or sub-panel shall have sufficient capacity to accommodate the required number of dedicated branch circuits for the future installation of the EVSE. 6) Future EV charging spaces qualify as designated clean air vehicle spaces. 2016 CGBS, Section 5.106.5.3

Be aware, in determining the location(s) of the EVSE(s) to take into consideration accessibility requirements for the future installation of EV charging spaces. Minimum number of accessible EV charging spaces will be required as per 2016 CBC, Table 11B-228.3.2.1 at the time of installation. Accessible EV charging spaces are required to comply with 2016 CBC, Section 11B-812 and to be located on an accessible route. The accessible EV charging spaces are not considered accessible parking spaces for the purpose of calculating the minimum number of accessible parking spaces as per 2016 CBC, Sections 11B-208.1, 11B-208.2, & Table 11B-208.2.

#### Public Works

The Public Works Department has the following comments regarding the approval of the Use Permit/SPARC review for the Bank of Stockton Pad Building at 1102 West Kettleman Lane:

26. Project design and construction shall be in compliance with applicable terms and conditions of the City's Stormwater Management Plan (SMP), and shall employ the Best Management Practices (BMPs) identified in the SMP.
- a. Stormwater Development Standards will be required for this project.
  - b. State-mandated, year around construction site inspections to assure compliance with the City of Lodi Storm Discharge Permit are required. The fee for the inspections is the responsibility of the developer.
27. Submit a Project Stormwater Plan for a hydromodification project in compliance with the Multi-Agency Post-Construction Stormwater Standards Manual (PCSP) as adopted by City Council on November 4, 2015.
28. As required by the California Green Building Code (CALGreen), project shall participate in the Construction and Demolition Recycling Program.
29. Irrigation plans and plantings shall conform to the Model Water Efficient Landscaping Ordinance (MWELO) per the Governor's Executive Order B-29-12 adopted on December 31, 2015.
30. All project design and construction shall be in compliance with the Americans with Disabilities Act (ADA). Project compliance with ADA standards is the developer's responsibility.
31. Remove and replace all damaged or non ADA-conforming sidewalk fronting the parcel along Kettleman Lane and Fairmont Avenue in conformance with Caltrans and City of Lodi standards, pending project valuation.

32. Existing, unused driveways shall be removed and replaced with curb, gutter, and sidewalk.
33. An encroachment permit from the City of Lodi Public Works Department is required for any work done within the City right-of-way or easements. A Caltrans encroachment permit is required for any work done along the Kettleman Lane (Highway 12) frontage.
34. If fire service is needed it shall be installed according to the City of Lodi Design Standards § 4.403.
35. New parking lot striping shall conform to City of Lodi Standard Plan 134.
36. Driveway access to the proposed development shall be a minimum of 100-feet from the back of walk on Kettleman Lane to accommodate vehicle stacking.
37. The trash enclosure shall conform to the CASQA Development BMP Handbook Section SD-32 and shall be wide enough to provide separate containers for recyclable materials and other solid waste.
38. One water and wastewater service is permitted per parcel. Existing, unused water and wastewater services shall be abandoned at the public main by City Forces at the developer's expense, if applicable.
39. All on-site water wells and septic systems shall be abandoned in conformance with San Joaquin County standards prior to building permit issuance. A copy of the abandonment permit shall be submitted to the City after the completion of the abandonment.
40. The City of Lodi is a participant in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). An application for evaluation of the project site with respect to SJMSCP requirements shall be submitted to the San Joaquin Council of Governments (SJCOG) prior to commencement of any clearing, grading or construction activities on the project site.
41. All existing survey monuments are to be preserved per California Senate Bill 1467. It is the applicant's responsibility to ensure that monuments are properly protected and/or perpetuated. If any of the monuments are to be disturbed or are near the area of construction, a licensed surveyor must confirm that the monuments have been protected and/or perpetuated and the appropriate documentation has been recorded.
42. Obtain the following permits:
  - a. Building Permit issued from the City of Lodi Building Department.
  - b. Encroachment Permit issued from the City of Lodi Public Works Department for any work within the City's public right of way or on existing public water, wastewater and storm drain infrastructure.
  - c. Caltrans Encroachment Permit for any work within the Kettleman Lane Right-of-Way, if applicable.
  - d. San Joaquin County well/septic abandonment permit (if needed).
  - e. NPDES Construction General Permit (SWPPP).
  - f. San Joaquin Valley Air Pollution Control District (SJVAPCD) permits.
43. Payment of the following fees prior to building permit issuance unless noted otherwise:
  - a. Installation of water and wastewater services by City Forces if property does not have existing services or current services shall be upsized.
  - b. Abandonment of existing water and wastewater services by City Forces, if applicable.

- c. Water meter installation fees.
  - d. Filing and processing fees and charges for services performed by City forces per the Public Works Fee and Service Charge Schedule.
  - e. Stormwater Compliance Inspection Fee prior to building permit issuance or commencement of construction operations, whichever occurs first.
  - f. Regional Transportation Impact Fee (RTIF) at the time of building permit issuance.
  - g. Encroachment permit fee.
44. Payment of the following fee prior to temporary occupancy or occupancy of the building unless noted otherwise:
- a. Development Impact Mitigation Fees per the Public Works Fee and Service Charge Schedule.
  - b. County Facilities Fees.
- (The fees referenced above are subject to periodic adjustment as provided by the implementing ordinance/resolution. The fee charged will be that in effect at the time of collection indicated above.)
45. Any fees due to the City of Lodi for processing this Use Permit shall be paid to the City within thirty (30) calendar days of final action by the approval authority. Failure to pay such outstanding fees within the time specified shall invalidate any approval or conditional approval granted. No permits, site work, or other actions authorized by this action shall be processed by the City, nor permitted, authorized or commenced until all outstanding fees are paid to the City.
46. Additional comments and conditions will be provided during the building permit review process when more detailed plans are available.

I certify that Resolution No. 19-XX was passed and adopted by the Planning Commission of the City of Lodi at a regular meeting held on April 10, 2019 by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

**ATTEST** \_\_\_\_\_  
**Secretary, Planning Commission**

Item 3b



## **CITY OF LODI PLANNING COMMISSION Staff Report**

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**MEETING DATE:** April 10, 2019

**APPLICATION NO:** Subdivision Application: 2019-5 S  
Growth Management Allocation: 2019-5 GM

**REQUEST:** Request for Planning Commission approval of:

- a) Growth Management Allocation for 9 Low Density Lots; and
- b) A Subdivision Map for the Bennett – Iris Drive Subdivision, a 2 acre, 9 unit subdivision at 1458 Iris Drive.

(Applicant: Bennett Land Investments, INC - Dennis Bennett; File: 2019-5 S; CEQA Status: Section 15332 – In-fill development consistent with the General Plan and Zoning Code)

**LOCATION:** 1458 Iris Drive  
Lodi, CA 95240  
APN: 033-040-17

**APPLICANT:** Bennett Land Investments, INC.  
Mr. Dennis Bennett  
PO Box 1597  
Lodi, CA 95241

Baumbach and Piazza, INC.  
Mr. Steve Pechin  
323 West Elm Street  
Lodi, CA 95240

**PROPERTY OWNER:** Bennett Land Investments, INC.  
Mr. Dennis Bennett  
PO Box 1597  
Lodi, CA 95241

### **RECOMMENDATION**

Staff recommends that the Planning Commission approve the proposed 9 lot Tentative Subdivision Map for the Twin Arbors-Cochran Road Subdivision and recommend approval of the 9 low density residential growth allocations to the City Council subject to conditions in the attached draft resolution.

## PROJECT/AREA DESCRIPTION

**General Plan Designation:** Low Density Residential

**Zoning Designation:** Low Density Residential

**Property Size:** 2 acres

The adjacent zoning and land use characteristics:

	ADJACENT ZONING DESIGNATIONS AND LAND USES		
	GENERAL PLAN	ZONING CLASSIFICATION	EXISTING LAND USE
<b>North</b>	Low Density Residential	Low Density Residential	single family residences
<b>South</b>	Low Density Residential	Low Density Residential	single family residences
<b>East</b>	Low Density Residential	Low Density Residential	single family residences
<b>West</b>	Low Density Residential	Low Density Residential	single family residences

## EXISTING CONDITIONS

The applicant is proposing an in-fill development that creates custom home sites for development.

The existing parcel is a 2 acre site that has an existing residence, out buildings and mature trees. This is a large parcel that is surrounded by developed residential lots.

The project applicant is proposing to build a public roadway with 9 residential lots fronting on to the street. The project proposal includes lotting that exceeds minimum lot standards. The proposed lot sizes are as follows:

Lot Number	Size – Square Feet
1	6,539
2	6,094
3	7,737
4	7,572
5	7,874
6	7,238
7	7,885
8	6,104
9	6,534



## ANALYSIS

General Plan Compliance: The project site carries a General Plan Land Use designation of Low Density Residential. The low density designation allows for residential development with 2 to 8 dwelling units per acre. The proposed project density is 4.5 units per acre. The proposed lotting meets the density requirements for parcel sizes.

The following General Plan Land Use and Community Design and Livability (CDL) goals and policies are applicable to the proposed subdivision:

- **Land Use Policy 3:** Do not allow development at less than the minimum density prescribed by each residential land use category.
- **Land Use Policy 22:** promote infill development that maintains the scale and character of established neighbors.
- **CDL Policy 2:** Ensure that Zoning and Subdivision ordinances include measures that guide infill development to be compatible with the scale, character and identity of adjacent development.

All of the surrounding parcels are currently designated Low Density Residential (2 - 8 units per acre). The average density that will be created as a result of the proposed subdivision is 4.5 units per acre, which is consistent with this Low Density Residential density prescribed by the City's General Plan. Therefore, the proposed subdivision would result in new lot sizes that are consistent with the density prescribed by the General Plan. The attached Tentative Map illustrates the final parcel configuration that would result from the proposed project.

Zoning Compliance: The project site is zoned Low Density Residential. This designation requires a minimum lot size of 5,000 sq ft and a maximum density of 8 units per acre.

Subdivision Map: The proposed tentative map includes 9 lots ranging in size from 6,094 sq ft up to 7,874 sq ft. The proposed lots exceed the minimum design standards

Lots south of the project site are 5,200 sq ft in size. Lots to the north are 6,300 sq ft in size. Lots to the east are extremely large from 8,700 sq ft to 20,000 sq ft. Lots to the west are 6,500 sq ft to 10,000 sq ft. There is not a uniform lot size in the area, but lots are generally larger custom home sites.

The project proposal is consistent with the neighborhood area.

In accordance with Lodi Municipal Code Section, 17.52.070, the Commission may approve a tentative map only when it first finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan, and any applicable specific plan, and that none of the findings for denial can be made. The findings shall apply to each proposed parcel as well as the entire subdivision, including any parcel identified as a designated remainder in compliance with Map Act Section 66424.6. The findings are included as part of the resolution and staff recommends approval of the subdivision map.

In accordance with Lodi Municipal Code Section, 17.52.130, an approved Tentative Map is valid for 24 months after its effective date (Section 17.66.130). At the end of 24 months, the approval shall expire and become void unless, the applicant petitions the Planning Commission for an extension and the Commission grants an extension in accordance with Lodi Municipal Code Section 17.52.130 (B)(1). Phased Final Maps shall extend the expiration of the tentative map by 36 months or the date of the previously filed Final Map.

Access and Circulation: The main access to the proposed project is off Iris Drive. The project includes a public cul-de-sac. The road includes 36 feet of travel lane. This is typical of our roadway development standards.

Each parcel will have public road access.

#### Growth Management Allocations

The applicant is requesting 9 low density residential growth allocations to develop the project. The applicant has identified that he intends to build the project and provide custom lots for sale and build homes on several lots.

The allocation system gives priority through point assignments to projects that reduce impacts on services, infrastructure, and resources. The ordinance sets an annual growth limit of two percent of the City's population, compounded annually. Once the number of allocable units is figured, the City requires that the allocation units be distributed among housing types as follows; **44 percent low density, 28 percent medium density and 28 percent high density (GM-P4).**

The California Department of Finance sets the City population for January 1st of each year. The population has been as follows:

The California Department of Finance (DOF) sets the City population for January 1st of each year. Identified below are original populations estimates received and revised numbers that were provided at later dates. Staff is not entirely clear on the DOF's methodology of calculating population. DOF states that it is based upon constructed dwelling units and adjusted based upon residents per structure type. The population appears to be generated at a rate exceeding our actual construction of residences within the past few years.

Year	Dept. of Finance Revised Population Estimate	Growth Rate Percentage	Dept. of Finance Original Population Estimate
<b>2010</b>	<b>62,134</b>		<b>62,134</b>
<b>2011</b>	63,317	1.9	62,334
<b>2012</b>	63,447	0.2	62,575
<b>2013</b>	63,788	0.5	63,233
<b>2014</b>	63,975	0.3	63,651
<b>2015</b>	64,415	0.7	62,772
<b>2016</b>	64,920	0.7	63,396
<b>2017</b>	65,911	1.5	64,058
<b>2018</b>	<b>67,121</b>	1.8	---
<b>2019</b>			

Since 2010 the City has had an average growth rate of **0.86%**, slightly less than 1%. The City of Lodi has finalized the following residential units per year.

YEAR	Single Family Residential	Multi-Family Residential	TOTAL
2012	15	0	15
2013	20	0	20
2014	40	0	40
2015	70	0	70
2016	170	0	170
2017	210	80	290
2018	204	156	360
2019		142*	

\* - Revel Senior Apartments

The following calculation explains the current City population of **67,121** as of January 1, 2018 and **471** units available for 2018:

1. Calculate two percent of the City's current population: **67,121** x 2% = 1,342.42
2. Divide 1,342 by the average number of persons per household 1,342 / 2.85 = **470.87**
3. Divide the 470.87 (**471 du**) units into the 3 housing types:  
44% low density = 207 units  
28% medium density = 132 units  
28% high density = 132 units.

In August 2018, the City Council expired allocations accumulated since 2013. The Council eliminated 1,273 allocations. This Council action created a new balance of **2,562** as detailed below in **Table A**.

**Table A: 2018 Growth Allocation Balance**

	2018 City Council Reduction		
	Total Available for 2018	Allocation Reduction	Current Balance for 2018
Low (0.1-7)	2,113	- 871	1,242
Medium (7.1-20)	770	- 110	660
High (20.1-30)	952	- 292	660
TOTAL	3,835	- 1,273	2,562

**Table B** identifies Low Density Growth Allocations provided to The Gateway South project for the years 2018, 2019 and 2020. The size of the project and applicant's timing made providing allocations over a 3 year period more realistic and consistent with the Growth Allocation Ordinance.

**Table B: Growth Management Allocation for Gateway South**

	Available Allocations					
	Gateway South 2018	Current Balance for 2018	Gateway South 2019	Gateway South 2020	Gateway South Total	Total Remaining for 2018
<b>Low (0.1-7)</b>	187*	1,242	187	186	560	1,242
<b>Medium (7.1-20)</b>	0	660	0	0	0	660
<b>High (20.1-30)</b>	0	660	0	0	0	660
<b>TOTAL</b>		2,562			560	2,562

\* 2018 Allocations to Gateway North were provided prior to the Council action to reduce the overall balance of allocations in August 2018.

**Table C: Growth Management Allocation for Vineyard Terrace**

	Available Allocations					
	Total Available for 2018	Vineyard Terrace 2018	Vineyard Terrace 2019	Vineyard Terrace 2020	Vineyard Terrace Total	Total Remaining for 2018
<b>Low (0.1-7)</b>	1,242	0	0	0	0	1242
<b>Medium (7.1-20)</b>	660	80	80	75	235	580
<b>High (20.1-30)</b>	660	0	0	0	0	660
<b>TOTAL</b>	2,562	2,482			235	2,482

\* 2018 Allocations to Vineyard Terrace were provided after the Council action to reduce the overall balance of allocations in August 2018.

**Table D** identifies potential Growth Allocations for 2019 and how they have currently been allocated.

**Table D: Potential Growth Management Allocation for 2019**

	Available Allocations 2019					
	Total Remaining for 2018	Potential 2019 Yearly Allocation	Available for 2019	Gateway South 2019	Vineyard Terrace 2019	Total Remaining for 2019
<b>Low (0.1-7)</b>	<b>1,242</b>	<b>207</b>	<b>1449</b>	<b>187</b>	<b>0</b>	<b>1262</b>
<b>Medium (7.1-20)</b>	<b>580</b>	<b>132</b>	<b>712</b>	<b>0</b>	<b>80</b>	<b>632</b>
<b>High (20.1-30)</b>	<b>660</b>	<b>132</b>	<b>792</b>	<b>0</b>	<b>0</b>	<b>792</b>
<b>TOTAL</b>	<b>2,562</b>	<b>471</b>	<b>3033</b>	<b>--</b>	<b>--</b>	<b>2,686</b>

**Table E** identifies potential Growth Allocations for 2019 allocated to Bennett – Iris Drive

**Table E: Growth Management Allocation for Bennett – Iris Drive**

	Available Allocations 2019		
	Total Remaining for 2019	Bennett – Iris Drive	Total Remaining for 2019
<b>Low (0.1-7)</b>	<b>1262</b>	<b>9</b>	<b>1253</b>
<b>Medium (7.1-20)</b>	<b>632</b>	<b>0</b>	<b>632</b>
<b>High (20.1-30)</b>	<b>792</b>	<b>0</b>	<b>792</b>
<b>TOTAL</b>	<b>2,686</b>	<b>9</b>	<b>2,677</b>

**Table F** identifies growth allocations provided to projects from 2013 through 2018.

**Table F: Current Allocations from 2013 to 2018**

<b>ISSUED ALLOCATIONS</b>				
<b>Project</b>	<b>Low (0.1-7)</b>	<b>Medium (7.1-20)</b>	<b>High (20.1-30)</b>	<b>TOTAL</b>
<b>Luca Place*</b>	17			17
<b>Gianoni / Baker</b>		18		18
<b>Miller Property*</b>		65		65
<b>Rose Gate</b>	232			232
<b>Van Ruiten Ranch</b>	145	55	88	288
<b>Reynolds Ranch</b>		227	330 (298)	557
<b>Vintner Square</b>	57			57
<b>Garfield</b>	6			6
<b>Camper - Sac</b>		28		28
<b>Harvest Crossing</b>		42		42
<b>Rose Gate II</b>	250	95	180	525
<b>Villa Fiore (VRR)</b>	67			67
<b>Gateway North</b>	107	98	329	534
<b>Gateway South</b>	560	0	0	560
<b>Tienda Square</b>		8		8
<b>Vineyard Terrace</b>		235		235
<b>TOTAL</b>	<b>1441</b>	<b>871</b>	<b>927</b>	<b>3,239</b>

\* The Luca Place project was allocated 17 growth allocations in 2005. The Miller property was allocated 65 growth allocations in 2005. These allocations have not been used, but remain active allocations.

The Growth Management Ordinance includes a priority location area and a point system to assist the City with prioritizing issuance of growth management allocations. The priority location area designates lands available for development and provides development categories of one, two or three, with Priority Area 1 being the first priority area for development. The priority areas are based on availability of city services (e.g., water, wastewater, storm drains, streets, police, fire and parks). The proposed project site is classified as an in-fill project. For scoring purposes in-fill projects are considered Priority Area 1 projects. The point system was established to rate projects based on various project merits in order to determine if one project should be approved before another, particularly if there are more allocation requests than there are available allocations. However, because the City hasn't had growth management allocation requests since 2006, surplus allocations have been accumulated.

The Bennett – Iris Drive project is an in-fill development and the City encourages infill development.

## Conclusion

Staff sent a copy of the application to various City departments for review and comment. Their comments and requirements incorporated into the attached resolution. Staff believes that the Commission can make the findings in order to approve the proposed project, subject to conditions outlined in the attached resolution. The proposed tentative map, as described in the code compliance sections above, is consistent with the current General Plan (2010).

The proposed residential development aligns with the residential land use designations and densities assigned to site in the current General Plan. The site for the proposed subdivision is suitable for the density and type of development proposed in that it is a flat piece of land. Also the design of the subdivision and type of improvements would not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision in that there are no existing public access easements on the site. Further, as stated in the code compliance sections above, the applicant has proposed development standards for this subdivision that are consistent with the historical development of the City.

## **ENVIRONMENTAL ASSESSMENT**

The California Environmental Quality Act (CEQA) requires analysis of agency approvals of discretionary "Projects." A "Project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." The proposed Tentative Subdivision Map is a project under CEQA.

The City Council, by Resolution No. 2010-41, which became effective on April 7, 2010, certified an Environmental Impact Report (EIR), State Clearinghouse No. 20009022075, for the City of Lodi General Plan. This General Plan designated the project site as Low Density Residential.

No potential new impacts related to the Project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the General Plan EIR. No increase in development density beyond what was anticipated in the General Plan for the Project site would occur. No other special circumstances exist that would create a reasonable possibility that the proposed Project will have a significant adverse effect on the environment.

The Class 32 "Infill" Categorical Exemption (CEQA Guideline Section 15332), hereafter referred to as the Class 32 Exemption, exempts infill development within urbanized areas if it meets certain criteria. The class consists of environmentally benign infill projects that are consistent with the General Plan and Zoning requirements. This class is not intended for projects that would result in any significant traffic, noise, air quality, or water quality impacts. This exemption is not limited to any use type and may apply to residential, commercial, industrial, public facility, and/or mixed-use projects.

Therefore, the proposed Project qualifies for the exemption under CEQA Guidelines Section 15332 and no further environmental review is required.

## **PUBLIC HEARING NOTICE:**

Legal Notice for the Use Permit was published in the Lodi News Sentinel on Saturday, March 30, 2019. Eighty-four (84) public hearing notices were sent to all property owners of record within a 300-foot radius of the project site as required by California State Law §65091 (a) 3. Public notice also was mailed to interested parties who had expressed their interest of the project.

## **RECOMMENDED MOTIONS**

Should the Planning Commission agree with staff's recommendation, the following motion is suggested:

"I move that the Planning Commission adopt a Resolution finding that the project has satisfied the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332, the project is consistent with the findings of the previous environmental documents prepared for the 2010 Lodi General Plan and is an infill development in an urban area and approve the 9 lot Tentative Subdivision Map for the Bennett – Iris Drive Subdivision and recommend to the City Council approval of the request for Growth Management Allocations for 9 Low-Density Residential Lots subject to conditions in the attached resolution.

## **ALTERNATIVE PLANNING COMMISSION ACTIONS:**

- Approve the request with attached or alternate conditions
- Deny the request
- Continue the request.

Respectfully Submitted,

Concur,

Craig Hoffman  
City Planner

Stephen Schwabauer  
Community Development Director

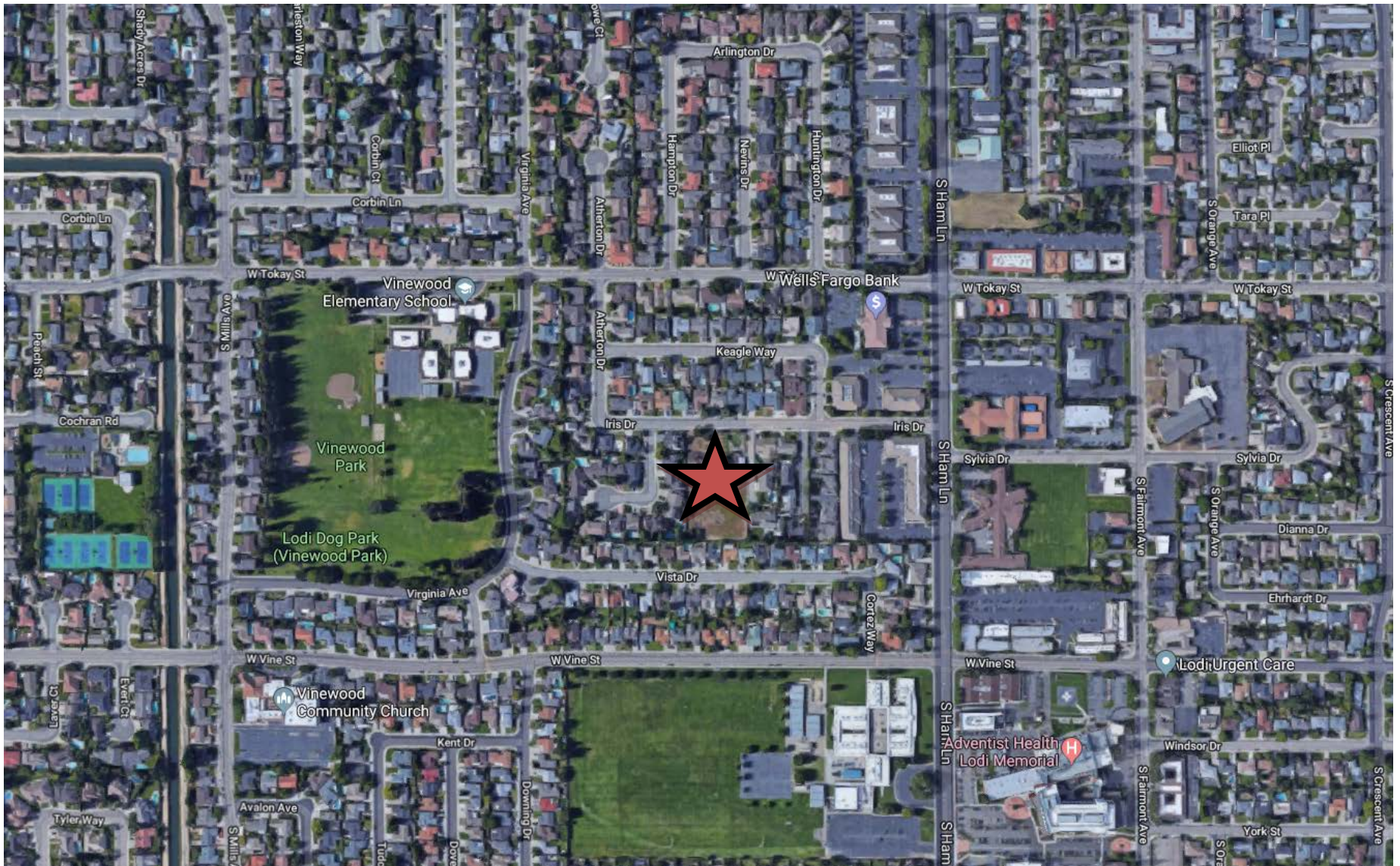
## **ATTACHMENTS:**

- A. Vicinity / Aerial Map
- B. Subdivision Map
- C. Draft Resolution



# VICINITY MAP

NORTH



SOUTH

## 1458 Iris Drive





BEING A PORTION OF THE SOUTHWEST QUARTER  
OF THE NORTHWEST QUARTER OF SECTION 11  
TOWNSHIP 3 NORTH, RANGE 6 EAST  
MOUNT DIABLO BASE and MERIDIAN  
CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA

1. OWNER / DEVELOPER  
1458 RIS, LLC a California Limited Liability Company  
P.O. BOX 1597  
LODI, CA 95241

- |    |                |   |
|----|----------------|---|
| 2. | APPLICANT      | BENNETT LAND INVESTMENTS, INC.<br>P.O. BOX 11997<br>Lodi, CA 95241                      |
| 3. | ENGINEER       | BAUMBACH & PLAZZA, INC.<br>323 W. ELM STREET<br>Lodi, CA 95240<br>(209) 566-6016        |
| 4. | SITE APN       | 003-040-17  |
| 5. | SITE ADDRESS   | 1468 IRIS DRIVE<br>Lodi, CA 95242   |
| 6. | LAND USE       | EXISTING: HOUSE, DRIVEWAY, CONCRETE<br>PROPOSED: LOW DENSITY, SINGLE FAMILY RESIDENTIAL |
| 7. | SITE AREA      | 2.00 +/- ACRES  |
|    | NUMBER OF LOTS | 9 RESIDENTIAL LOTS  |

9. GROSS DENSITY 4.5 UPA
10. UTILITIES  
WATER: CITY OF LODI  
SEWER: CITY OF LODI  
STORM DRAINAGE: CITY OF LODI  
GAS: PACIFIC GAS & ELECTRIC COMPANY  
ELECTRIC: LODI ELECTRIC UTILITY DEPARTMENT  
TELEPHONE: AT&T  
CABLE TV: COMCAST
11. EXISTING UTILITIES BASED ON RECORD INFORMATION AND TOPOGRAPHIC SURVEY.
12. FIRE HYDRANTS AND ELECTROLES ARE TO BE DESIGNED AND LOCATED IN ACCORDANCE WITH CITY OF LODI STANDARDS.
13. PUBLIC UTILITY EASEMENTS SHALL BE DEDICATED ALONG ALL STREET FRONTS.
14. STREET NAME IS SUBJECT TO APPROVAL BY CITY OF LODI.
15. THIS PROPERTY IS IN FLOOD AREA ZONE X AS SHOWN ON FEMA MAP NUMBER 0807703006F  
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN.\*
16. WATER, STORM DRAIN AND SANITARY SEWER IMPROVEMENTS AND ALL STREET IMPROVEMENTS ARE PROPOSED TO BE PUBLIC IMPROVEMENTS.

- 1 COVER SHEET, KEY MAP, NOTES
- 2 SITE TOPOGRAPHY, DEMOLITION
- 3 DIMENSION PLAN, TYPICAL STREET SECTIONS, DEVELOPMENT STANDARDS
- 4 GRADING AND DRAINAGE PLAN
- 5 UTILITY PLAN

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION

  
\_\_\_\_\_  
JOSHUA COOK ELSON, PLS 7889

DATE 2-5-19





T

**IRIS DRIVE RESIDENTIAL SUBDIVISION**  
BEING A PORTION OF THE SOUTHWEST QUARTER  
OF THE NORTHWEST QUARTER OF SECTION 11  
TOWNSHIP 3 NORTH, RANGE 6 EAST  
MOUNT DIABLO BASIN AND MERIDIAN  
CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA






































SCALE: 1" = 20'

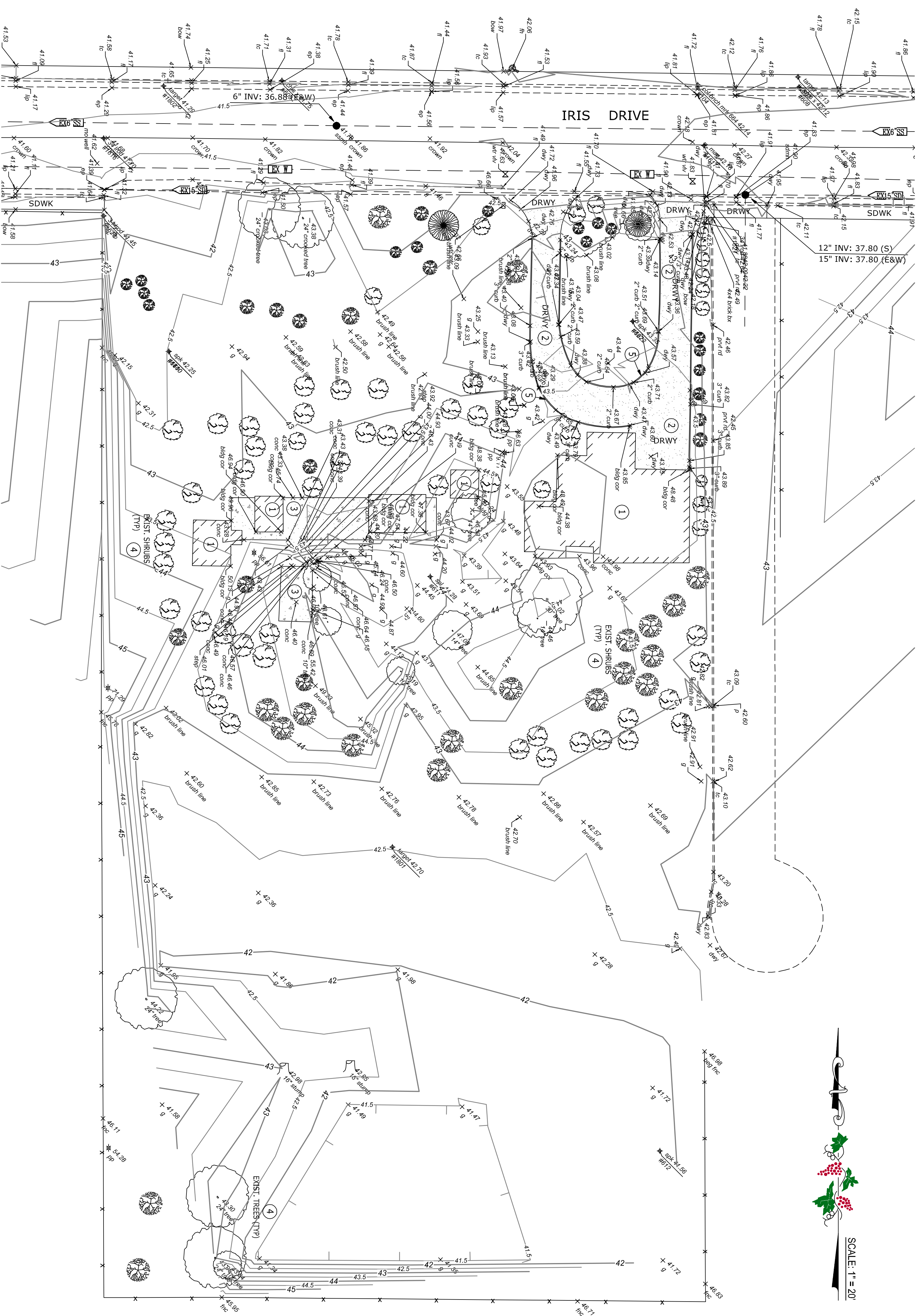
- ### DEMOLITION NOTES:
- 1 ALL EXISTING SITE IMPROVEMENTS ARE TO BE REMOVED AS PART OF THIS PROJECT.
  - 2 EXISTING DRIVEWAY TO BE REMOVED.
  - 3 EXISTING CONCRETE TO BE REMOVED.
  - 4 ALL EXISTING TREES AND VEGETATION WITHIN THE SITE ARE TO BE REMOVED.
  - 5 EXISTING CURB TO BE REMOVED.

## TOPOGRAPHY NOTE

Existing underground utilities and topographic features are plotted from available records and field observations. Completeness and accuracy of existing utility locations shown in these plans are not guaranteed. The contractor shall be responsible for notifying and coordinating with all appropriate utility companies for the location of all utilities within the construction field. Existing underground utilities shall be protected. The contractor shall contact all utility agencies to mark their utilities in the field at least 48 hours before excavation. The contractor shall notify and coordinate all work with any agency requiring removal or relocation of their utilities. Call USA: (800) 222-2600.

## LEGEND

- |   |                            |
|---|----------------------------|
|  | BUILDING                   |
|  | TREE                       |
|  | SHRUB/HEDGE                |
|  | WATER FEATURE              |
|  | WATER VALVE                |
|  | BLOWOFF                    |
|  | FIRE HYDRANT               |
|  | BACKFLOW PREVENTION DEVICE |
|  | SIDE INLET CATCH BASIN     |
|  | DROP INLET CATCH BASIN     |
|  | STORM DRAIN MANHOLE        |
|  | SANITARY SEWER MANHOLE     |
|  | STREET LIGHT               |
|  | VANDAL LIGHT               |
|  | JOINT POLE                 |
|  | POWER POLE                 |
|  | GUY ANCHOR                 |
|  | SIGN                       |
|  | ELECTRICAL VAULT           |
|  | ELECTRICAL BOX             |
|  | SANITARY SEWER LINE        |
|  | STORM DRAIN LINE           |
|  | WATER LINE                 |
|  | GAS LINE                   |
|  | OVERHEAD UTILITY LINES     |
|  | OVERHEAD UTILITY SERVICE   |
|  | EXISTING ELEVATION CONTOUR |
|  | PIPE INVERT ELEVATION      |
|  | GROUND ELEVATION           |
|  | PAVEMENT ELEVATION         |
|  | EDGE OF PAVEMENT ELEVATION |
|  | BACK OF WALK ELEVATION     |
|  | TOP OF CURB ELEVATION      |
|  | GUTTER FLOW LINE ELEVATION |
|  | LIP OF GUTTER ELEVATION    |



BENCH MARK DATUM:

CITY OF LODI BENCH MARK NO. 626 LOCATED 5.4' NORTH OF THE CENTELINE OF CURB RETURN AND 0.3' BEHIND BOC AT THE NORTHEAST CORNER OF IRIS DRIVE & ATHERTON DRIVE.  
ELEVATION: 40.77 (NAVD 88)

CAUTION

0 1/2 1

Do not scale drawing if this bar does not measure 1 inch.

PREPARED FOR:

1458 W. IRIS DRIVE  
LODI, CA 95242

TENTATIVE SUBDIVISION MAP  
IRIS DRIVE RESIDENTIAL SUBDIVISION  
SITE TOPOGRAPHY, DEMOLITION

SHEET  
2  
OF 5

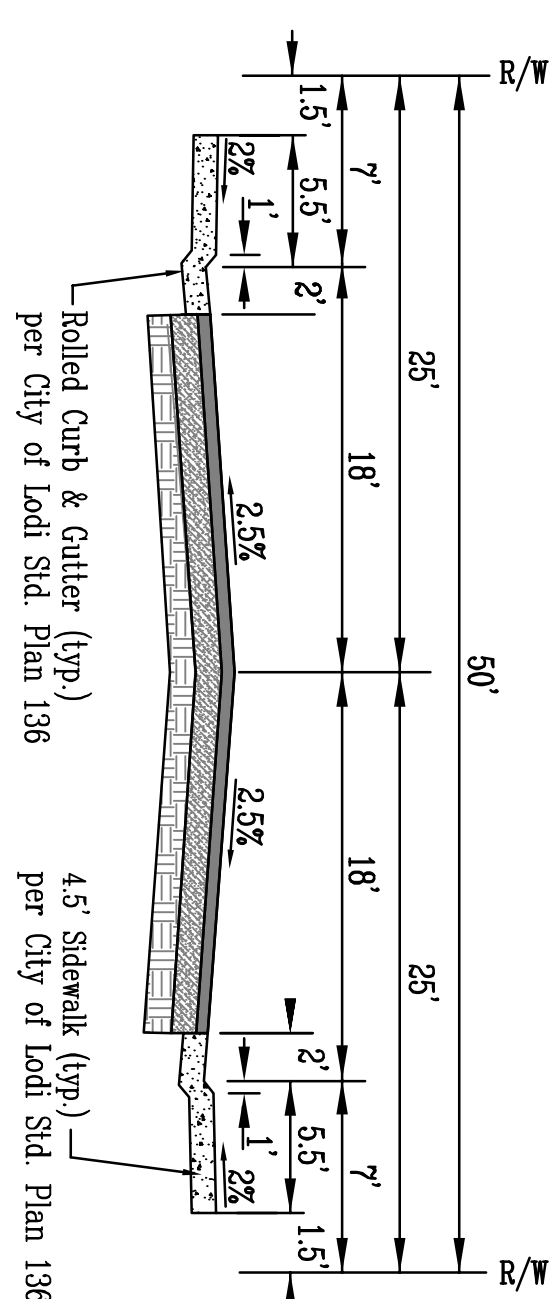


**IRIS DRIVE RESIDENTIAL SUBDIVISION**  
BEING A PORTION OF THE SOUTHWEST QUARTER  
OF THE NORTHWEST QUARTER OF SECTION 11  
TOWNSHIP 3 NORTH, RANGE 6 EAST  
MOUNT DIABLO BASE AND MERIDIAN  
CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA

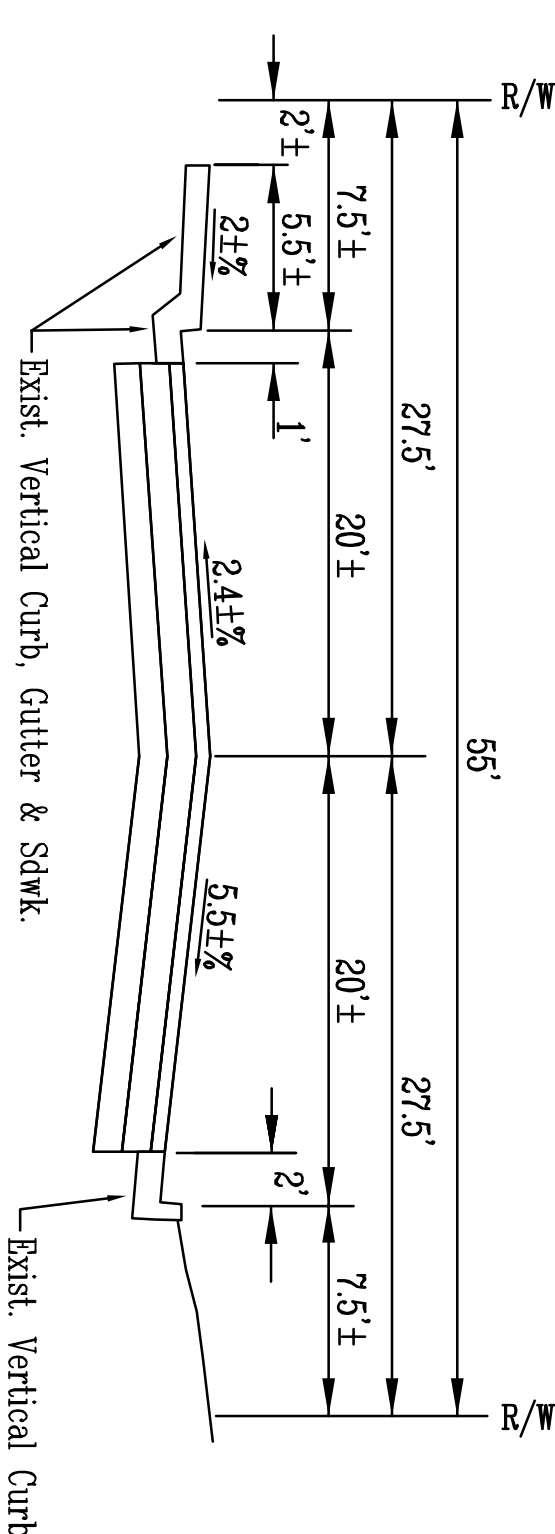
Figure 1 is a schematic diagram of the experimental setup. It shows a cross-section of a container with a total height of  $90 \pm 1$  mm. Inside the container, there is a '2-STORY CARCASS' and a 'MAX. HEIGHT' section. The '2-STORY CARCASS' has a height of 18 mm. The 'MAX. HEIGHT' section has a height of 15 mm. The total height of the container is  $90 \pm 1$  mm. The height of the '2-STORY CARCASS' is 18 mm. The height of the 'MAX. HEIGHT' section is 15 mm. The height of the '2-STORY CARCASS' is 18 mm. The height of the 'MAX. HEIGHT' section is 15 mm.

**TYPICAL LOT-BUILDING SETBACKS**  
**NOT TO SCALE**

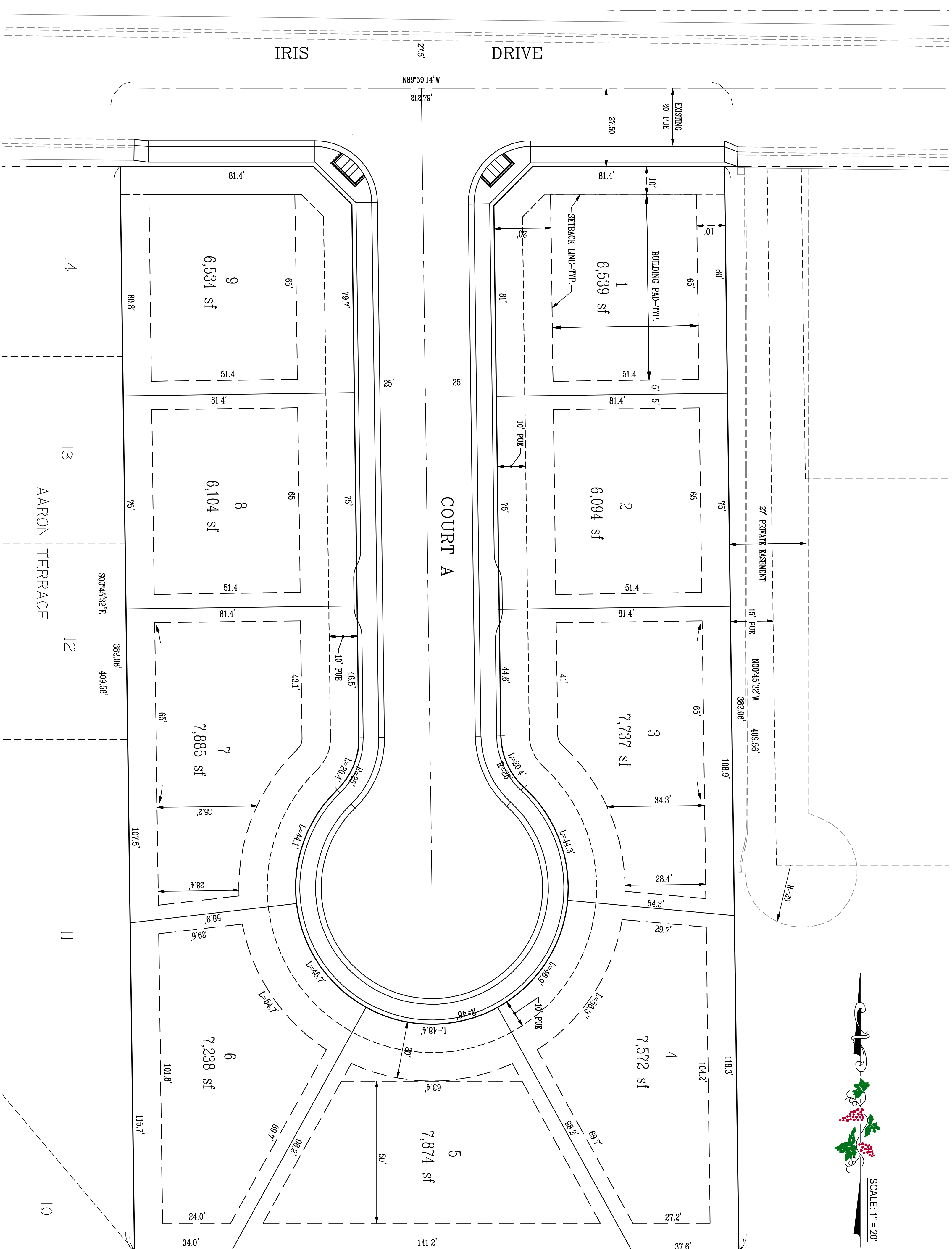
Living Space (1-story)	10'
Living Space (2-story)	15'
Porch/Balcony/Patio cover	10'
<b>Interior Side Yard</b>	
Living Space	5'
Garage	5'
Parking Area	n/a
Porch/Balcony	3'
<b>Street Side Yard</b>	
Living Space	10'
Garage	20'
Porch/Balcony	8'
Parking Area	n/a
<b>LOT COVERAGES (maximums)</b>	
1-Story Unit	60%
2-Story Unit	50%
Parking	2 spaces/unit



**PROPOSED STREET-TYPICAL CROSS SECTION**  
(MINOR RESIDENTIAL STREET)  
NOT TO SCALE



**EXISTING COCHRAN ROAD CROSS SECTION**  
**NOT TO SCALE**



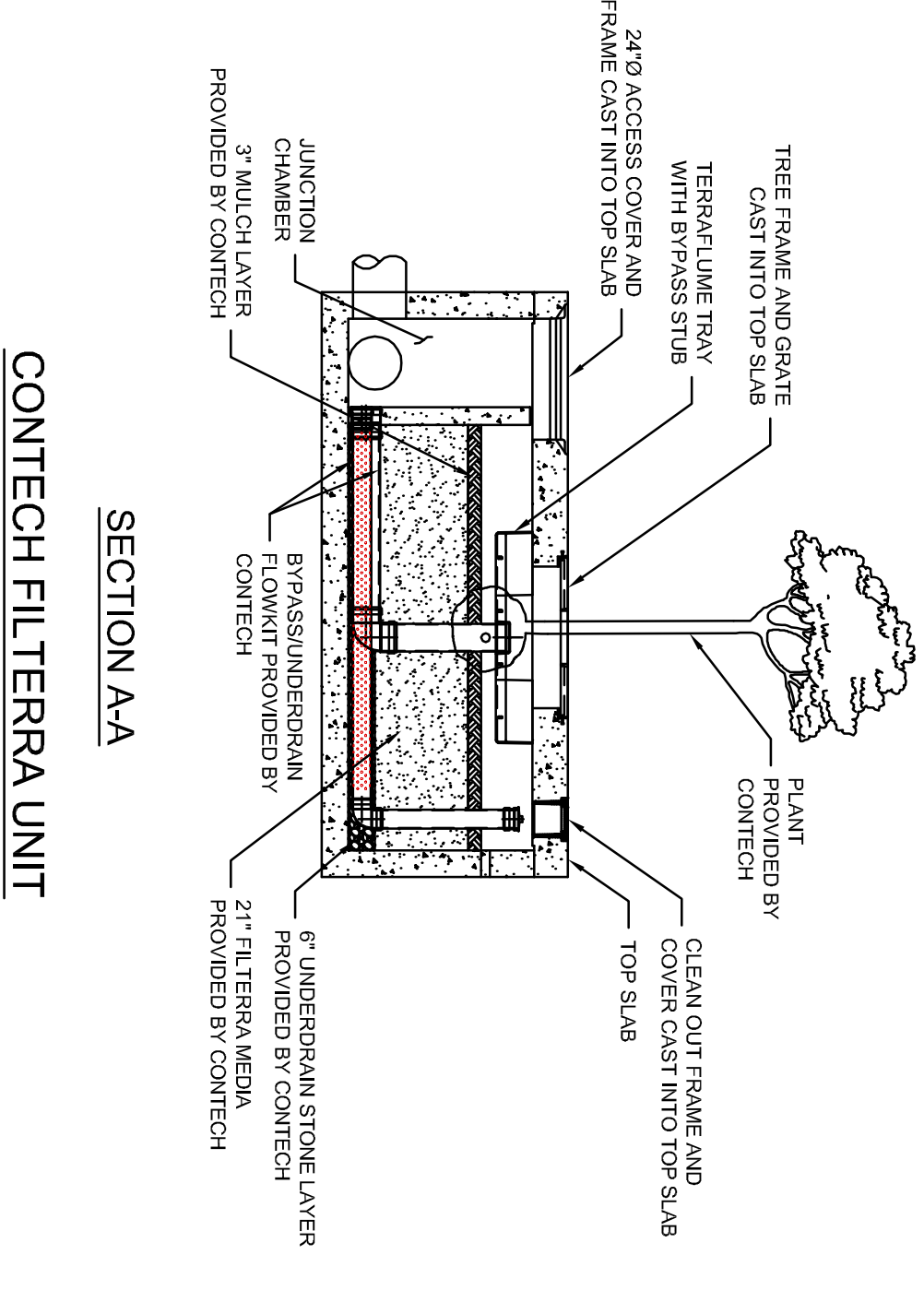
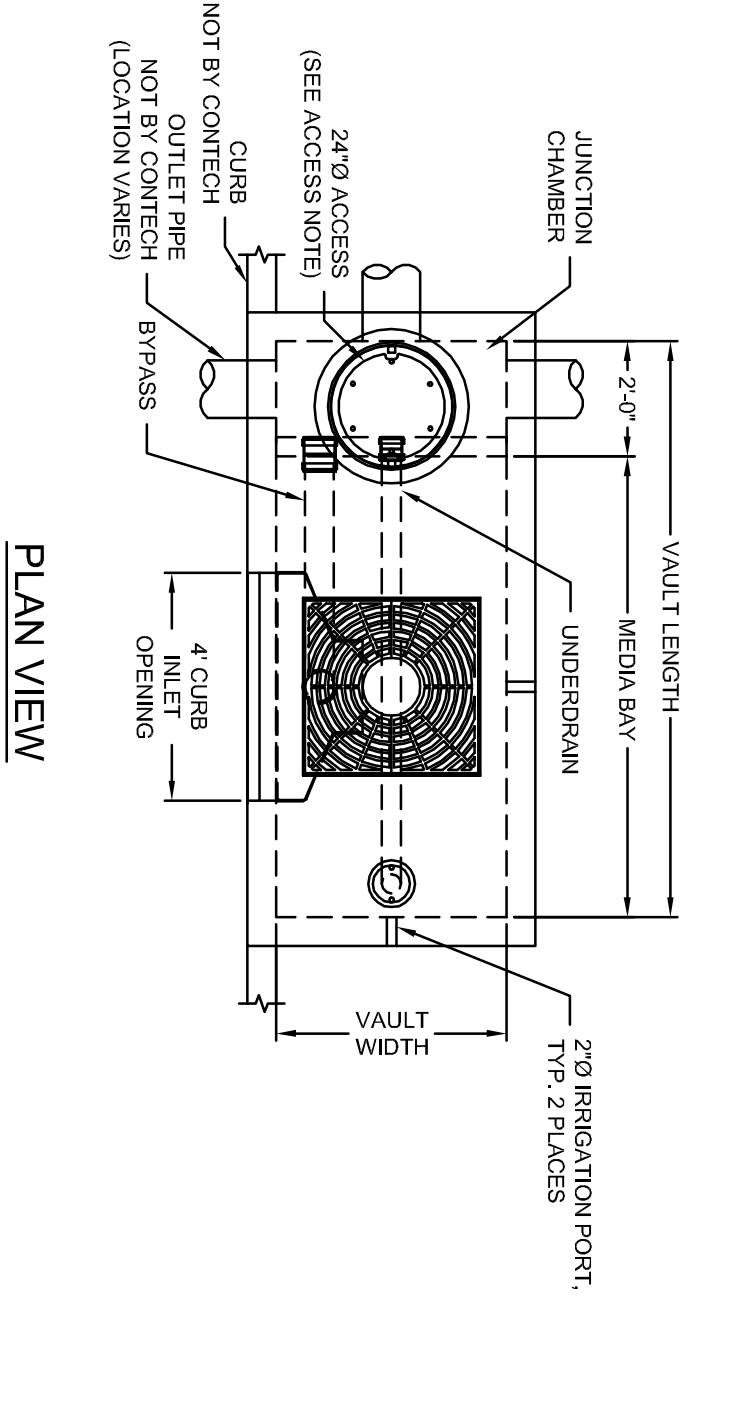
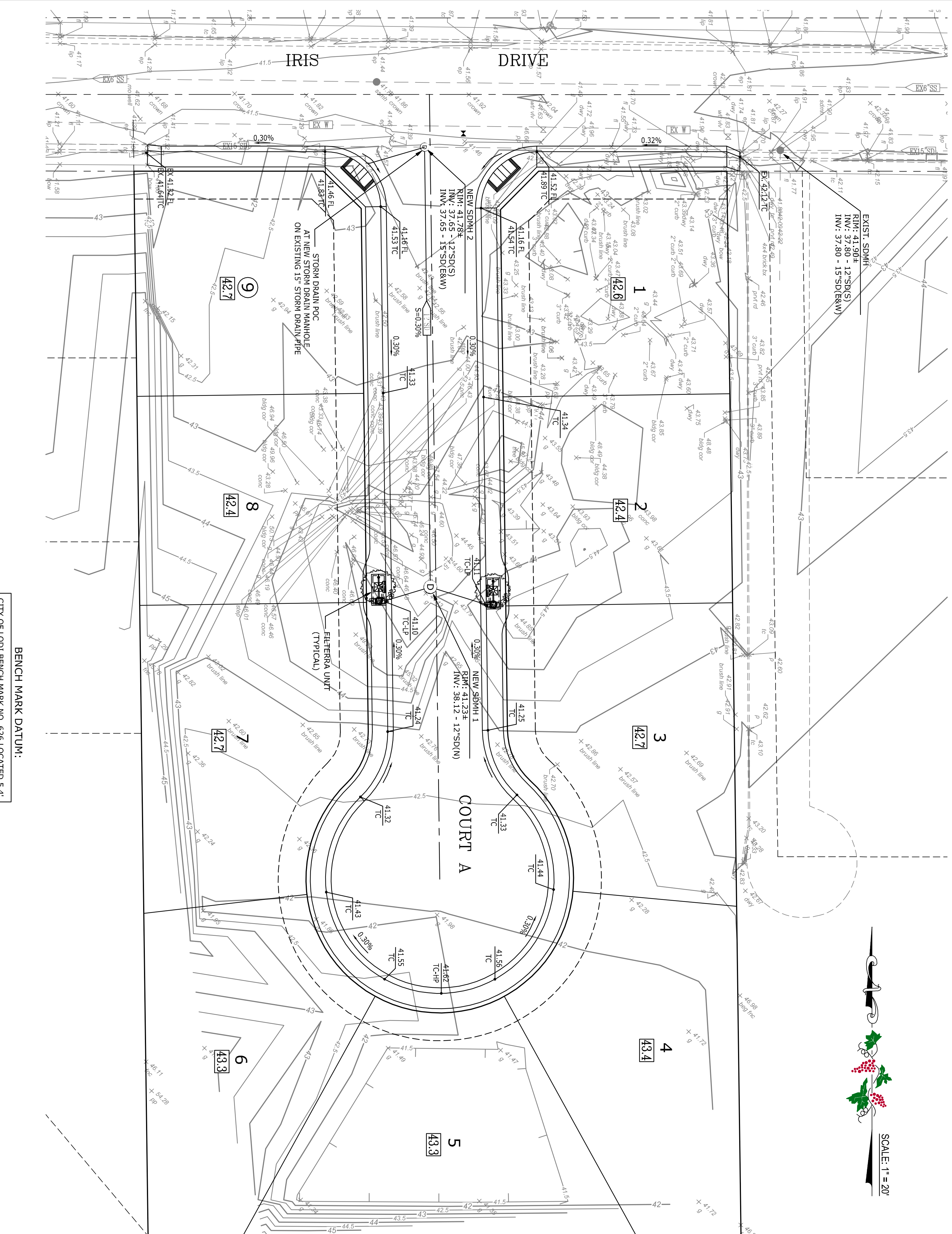
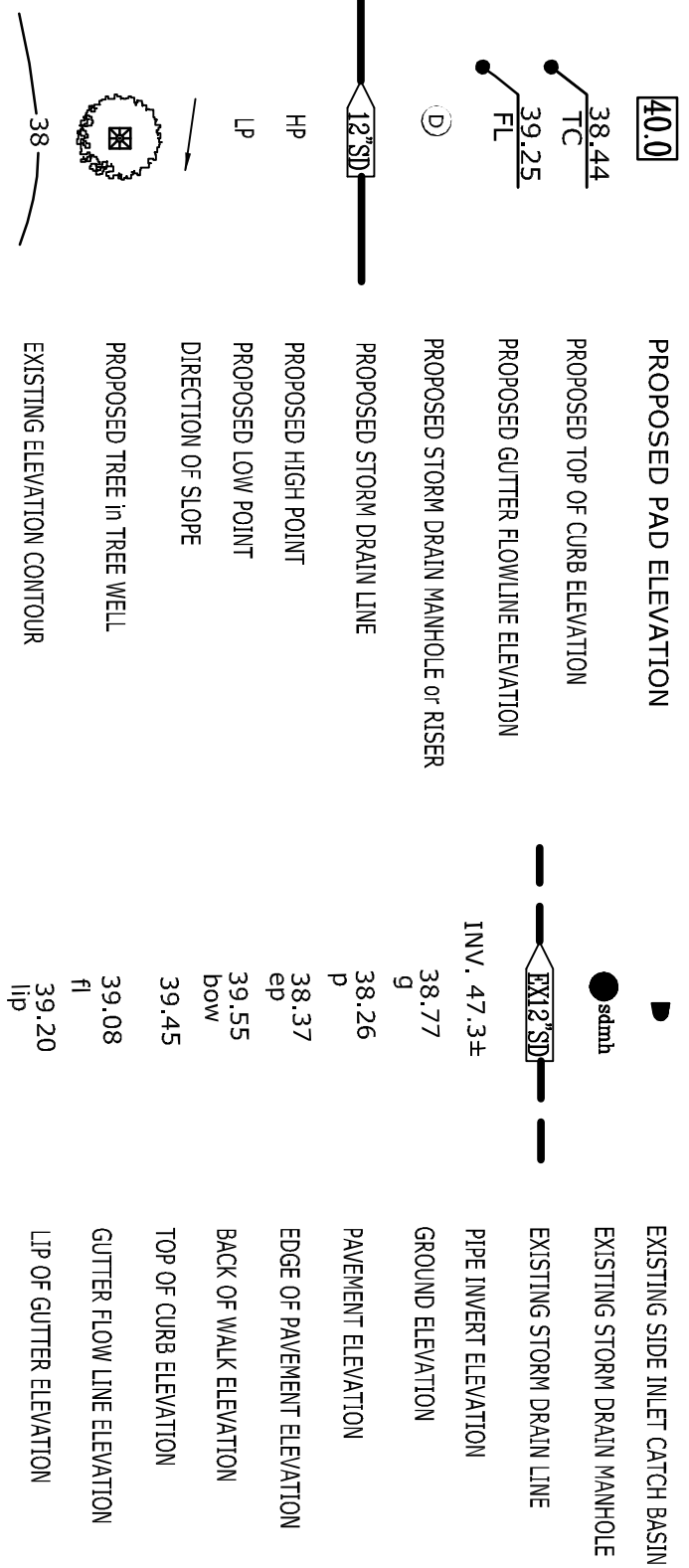
TENTATIVE SUBDIVISION MAP  
IRIS DRIVE RESIDENTIAL SUBDIVISION  
DIMENSION PLAN, DEVELOPMENT STANDARDS

SHEET  
3  
OF 5



# TENTATIVE SUBDIVISION MAP

CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA



**NOTE**

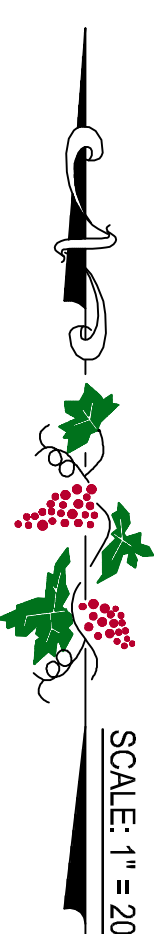
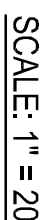
IN THE COMMUNITY FACILITIES DISTRICT FOR THE PROJECT.

CAUTION 0 1/2 1 Do not scale drawing if this bar does not measure 1 inch.	PREPARED FOR:  1458 W. IRIS DRIVE LODI, CA 95242	TENTATIVE SUBDIVISION MAP IRIS DRIVE RESIDENTIAL SUBDIVISION GRADING PLAN	SHEET
			4 OF 5



## IRIS DRIVE RESIDENTIAL SUBDIVISION

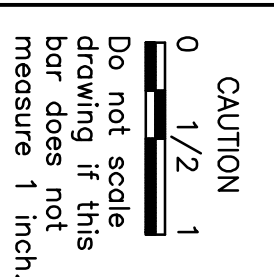
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TOWNSHIP 3 NORTH, RANGE 6 EAST  
MOUNT Diablo BASE and MERIDIAN  
CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA



## LEGEND

**Water Demand**

**Project: Iris Road Subdivision**

Storm Drainage FlowWastewater Flow

## **RESOLUTION NO. 19-XX**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI APPROVING THE REQUEST OF BENNETT LAND INVESTMENTS, INC. - MR. DENNIS BENNETT FOR APPROVAL OF SUBDIVISION MAP FOR BENNETT – IRIS DRIVE SUBDIVISION, A 2-ACRE, 9-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION AND GROWTH MANAGEMENT ALLOCATION FOR, 9 LOW-DENSITY RESIDENTIAL LOTS AT 1458 IRIS DRIVE**

- WHEREAS**, the Planning Commission of the City of Lodi has heretofore held a duly noticed public hearing, as required by law, on the requested Subdivision application, in accordance with the Lodi Municipal Code, Section 17.74; and
- WHEREAS**, the project site is located at 1458 Iris Drive, Lodi, CA 95240 (APN: 033-040-17); and
- WHEREAS**, the applicant is Bennett Land Investments, INC. - Mr. Dennis Bennett, PO Box 1597, Lodi, CA ; and
- WHEREAS**, the applicant, Bennett Land Investments, INC. - Mr. Dennis Bennett, has filed the “Bennett – Iris Drive” Subdivision Map and Growth Management Application with the City of Lodi, CA 95240; and
- WHEREAS**, the project properties owners of record are Bennett Land Investments, INC. - Mr. Dennis Bennett, PO Box 1597, Lodi, CA 95240; and
- WHEREAS**, the project engineer is Baumbach and Piazza, INC., Mr. Steve Pechin, 323 West Elm Street Lodi, CA 95240
- WHEREAS**, City Council Resolution No. 2010-41 adopted by the City Council on April 7, 2010, approved the land use designation as Low Density Residential for the project site; and
- WHEREAS**, the City Council by Ordinance No. 1869, which became effective on March 21, 2013, granted Low Density Residential for the project site; and
- WHEREAS**, the City Council by Resolution No. 2010-41, which became effective on April 7, 2010, certified an Environmental Impact Report (EIR), State Clearinghouse No. 20009022075, for the City of Lodi General Plan; and
- WHEREAS**, a copy of the Environmental Impact Report (EIR), State Clearinghouse No. 20009022075, is kept on file for public review within the Community Development Department by the Community Development Director at 221 West Pine Street, Lodi, CA; and
- WHEREAS**, the Subdivision Map contains 2 acres, 9-lots, and is located at 1458 Iris Drive, which is designated for low density residential development; and
- WHEREAS**, the Community Development Department did study and recommend approval of said request; and
- WHEREAS**, after due consideration of the project, the Planning Commission did conditionally approve the project; and
- WHEREAS**, the Planning Commission’s recommendation is based upon the following findings and determinations:
1. The proposed design and improvement of the tentative subdivision, as conditioned, will conform to the standards and improvements mandated by the adopted City of Lodi Public Works Department Standards and Specifications, Zoning Ordinance, as well as all other applicable standards.

2. The standard size, shape and topography of the site is physically suitable for residential development proposed in that the site is generally flat and is not within an identified natural hazard area.
3. The site is suitable for the density proposed by the tentative subdivision map in that the site can be served by all public utilities and creates design solutions for storm water, traffic and air quality issues.
4. The standard design of the proposed tentative subdivision and the proposed improvements are not likely to cause substantial environmental damage or injure fish or wildlife or their habitat in that the site has been previously disturbed by agricultural activities. The project is consistent with the previous EIRs prepared for the property.
5. The design of the proposed tentative subdivision and type of improvements are not likely to cause serious public health problems in that all public improvements will be built per City standards and all private improvements will be built per the California Building Code.
6. The design of the proposed tentative subdivision and the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed tentative subdivision.
7. The subdivision is conditioned to construct improvements to Lodi Avenue thereby insuring that an adequate Level of Service is maintained on the roadways within the area.
8. An Environmental Impact Reports and Mitigation Monitoring and Reporting Program, Environmental Impact Report (EIR), State Clearinghouse No. 20009022075, were prepared for this project in compliance with Public Resources Code section 21000 et seq, and were independently reviewed and certified by the City Council. All potentially significant environmental impacts were publicly disclosed and made available for comment prior to any decisions to approve any part of the whole project. On March 21, 2013, the City Council adopted an Environmental Impact Report and Mitigation Monitoring and Reporting Program for all aspects of the proposed project. All mitigation measures for the project identified in the initial study and accompanying studies are hereby incorporated into this approval.
9. The project is required to comply with all the mitigation measures outlined for the project in the Environmental Impact Report and in the Mitigation Monitoring and Report Program.
10. The subdivision map allows for the orderly growth of Lodi in that the Land Use and Growth Management Element allows for density consistent with the proposed subdivision map.
11. Said Subdivision Map complies with the requirements of Article 5 of the Lodi Development Code, governing subdivision maps.

**NOW, THEREFORE, BE IT DETERMINED AND RESOLVED**, by the Planning Commission of the City of Lodi hereby approves the Bennett – Iris Drive subdivision map and associated Development Standards and recommends that the City Council approve Bennett Land Investments, INC. - Mr. Dennis Bennett request for 9 Low Density Residential - growth management allocation units, for the Iris Drive project subject to the following development conditions and standards:

1. The property owner and/or developer and/or successors in interest and management shall, at their sole expense, defend, indemnify and hold harmless the City of Lodi, its agents, officers, directors and employees, from and against all claims, actions, damages, losses, or expenses of every type and description, including but not limited to payment of attorneys' fees and costs, by reason of, or arising out of, this development approval. The obligation to defend, indemnify and hold harmless shall include, but is not limited to, any action to arbitrate, attack, review, set aside, void or annul this development approval on any grounds whatsoever. The City of Lodi shall promptly notify the developer of any such claim, action, or proceeding and shall cooperate fully in the defense.



2. This recommendation for approval by the Planning Commission shall not constitute an authorization to begin any construction.
3. The developer shall comply with all the applicable requirements of the City's Community Development Department including Planning and Building Divisions; Public Works, Fire and Electric Utility Departments; and all other applicable local, state and federal agencies. It is the responsibility of the applicant to check with each agency for requirements that may pertain to the project.
4. The Tentative Map shall expire within 24 months of Planning Commission approval or a time extension must be granted by the Planning Commission.
5. The Final Map shall be in substantial conformance to the approved Tentative Map, as conditioned, and that any future development shall be consistent with applicable sections of the Municipal Code.
6. The developer shall install, on each residence, minimum four-inch high block style numbers for address identification. The numbers shall be in color that is contrasting to the background surface to which they are adhered and shall be readily visible from the street during the day and night. The construction drawings for the house plans shall identify the location of the address boxes or numbers on the house façades, along with a detail or keynote that describes how the house numbers will be illuminated or made identifiable from the street.
7. The developer shall submit detailed landscape and irrigation plans (concurrently with the improvement plans) for the review and approval. The landscape plan shall include, in addition to normal landscape and irrigation details, screening of any above ground utility vaults and anti-siphon water valves.
8. Meters, hydrants, poles, etc. shall be located clear of the sidewalk and driveways or as determined by the City Engineer. Final locations and the number of such facilities shall be determined at the time the improvement plans are reviewed.
9. A conceptual fencing/wall plan shall be submitted for the entire subdivision with the grading plan and a detailed fencing/wall plan shall be submitted with the improvement plans for each phase of development. The design, height, and location of walls shall be subject to approval of the Community Development Director prior to approval of improvement plans. Where fencing is adjacent to public parks and/or trails, plans shall be approved by the Recreation Commission at the time of park plan approval. When the adjacent area is sloped, the fence/wall design shall include a 4' bench (sloped no more than 2%) along the fence/wall for maintenance purposes, as determined by the Parks and Recreation and Cultural Services Department.
10. The improvement plans shall reflect that all storm drain inlets constructed or modified in conjunction with this project shall be labeled "No Dumping – Drains to Canal" using thermoplastic stencils to the satisfaction of the Community Development Director.
11. The developer shall pay for and install all street name signs, traffic regulatory and warning signs, and any necessary street striping and markings required by the City Engineer. Street striping and markings shall be raised ceramic markers or thermoplastic material, as directed by the City Engineer.
12. Road or street names shall not duplicate any existing road or street name in the City, except where a new road or street is a continuation of an existing street. Road or street names that may be spelled differently but sound the same shall also be avoided. Road or street names shall be approved by the Fire Chief and the Community Development Director.
13. All improvements, public and private, shall be designed and constructed in accordance with the most recent edition of the City Plans and all applicable state and local ordinances,

standards and requirements. Should a conflict arise, the governing specification shall be determined by the City Engineer.

14. In accordance with the Growth Management and Infrastructure/Public Facilities Element of the City's General Plan, the environmental review prepared for this project, and the regulations of the applicable school districts, the Developer shall demonstrate that adequate provision is made for school facilities. To the extent permitted by law, this may include the payment of school facility mitigation fees adopted by the Lodi Unified School district, or alternative financial arrangements negotiated by agreement between the Developer and the applicable school districts.
15. A master street tree plan shall be approved by the Public Works Department for each phase of this tentative subdivision map. A minimum of one street tree shall be provided for each lot within this subdivision. On corner lots, three street trees shall be provided; one on the shorter lineal frontage and two on the longer lineal frontage. Street trees shall be a species selected from the City's adopted tree list, shall be a minimum fifteen (15) gallon size, spaced at thirty (30) feet intervals, and planted as reflected in the Engineering Department's Standard Plans and Specifications, with branches above average eye level. The trees selected shall be deep rooted and drought tolerant. Location and species shall be to the approval of the Public Works Department.
16. The developer, in order to reduce tracking of mud throughout the City, shall be responsible for cleaning up or any expenses incurred by the City for cleaning up mud, debris, etc. from City streets that is attributed to this project during construction.
17. Construction activities shall be limited to the hours of 7:00 a.m. to 10:00 p.m. Monday through Sunday, consistent with the City's Ordinance.
18. No variance from any City of Lodi adopted code, policy or specification is granted or implied by this approval.

#### CDD - PLANNING

19. The City places a high value on quality design and materials in the construction of fencing and buffers for developments. Fencing is an integral design feature in residential developments and defines property ownership and boundaries. The City expects quality materials that will last and maintain an appealing aesthetic within neighborhoods. This includes metal or pressure treated posts for fencing.
20. The construction of the new buildings and related site improvements shall require building permits. All plan submittals shall be based on the City of Lodi Building Regulations and currently adopted 2016 California Building code. Please review our policy handouts for specific submittal procedures.

#### CITY OF LODI FIRE DEPARTMENT

21. The developer shall comply with all applicable requirements of the California Fire Code and the adopted policies of the City of Lodi.
22. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6 of the California Fire Code and an unobstructed vertical clearance of not less than 13 feet 6 inches. (Ord. No. 1840, § 1, 11-17-2010)
23. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend within 150 feet (45,720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

24. The developer shall install on-site and/or boundary water mains, fire hydrants and related services. Hydrants shall adhere to the City's standard details, with their location determined by the Fire District and City Engineer, and shall be installed and in service prior to any combustible construction on the site. Public fire hydrant spacing and distribution shall be determined as follows:
- a. At 300 feet spacing in high density, commercial, industrial zoning or high-value areas;
  - b. At 500 feet spacing in low density residential areas;
  - c. At 1000 feet spacing in residential reverse frontage;
  - d. A fire hydrant shall be located within 200 feet of the radius point of all cul-de-sacs;
  - e. Hydrants shall be required on both sides of the street whenever one or more of the following conditions exist:
    - i. Streets have median center dividers that make access to hydrants difficult, cause time delays, or create undue hazards or both;
    - ii. On major arterials where there is more than four lanes of traffic;
    - iii. Width of street in excess of 88 feet;
    - iv. The existing street being widened or having a raised median center divider in the future pursuant to the General Plan Roadway Improvement Plans for the City of Lodi.
25. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

CITY OF LODI PUBLIC WORKS DEPARTMENT

The following conditions of approval are required for the subject project per City codes and standards, all to be accomplished prior to, or concurrent with, final map filing unless noted otherwise:

26. The project development shall comply with the requirements of Senate Bill (SB) 5, related to an urban level of flood protection (200-year storm event). The developer has the option of 1) Preparing their own 200-year flood protection report to prove that their property is in compliance, or 2) Contribute towards the City's delineation map and study that is currently being completed. The preliminary delineation map identifies portions of this property as having flood depths of less than 1', which does not require any additional measures for compliance. The City's cost for the delineation map and study is approximately \$200 per lot.
27. Project design and construction shall be in compliance with the applicable terms and conditions of the Multi-Agency Post-Construction Stormwater Standards Manual adopted by the City of Lodi in compliance with the State Water Resources Control Board's Phase II MS4 permit.
- a. A Project Storm Water Plan must be submitted for approval prior to any master plan and improvement plans submittal.
  - b. State-mandated construction site inspections to assure compliance with the City of Lodi's Phase II MS4 permit are required. The fee for these inspections is the responsibility of the developer and must be paid prior to the map filing or commencement of construction operations, whichever occurs first.
28. Utility Master Plans (Storm Drain, Water, and Wastewater) and major street geometrics, including cross sections, shall be approved prior to submittal of Public Improvement Plans.

29. Engineered improvement plans and cost estimate shall be submitted for approval per City Public Improvement Design Standards for all public improvements prior to final map filing. Plan submittal to include:

- c. Approved tentative map, signed by the Community Development Director.
- d. Landscape and irrigation plans shall conform to the Model Water Efficient Landscaping Ordinance (MWELO) per the Governor's Executive Order B-29-12 adopted on December 31, 2015.
  - i. Landscape Planting Plan required with the first submittal. Full landscape and irrigation plans are required with the second submittal.
  - ii. MWELO landscape plan submittal will be required with the second submittal.
- e. Current soils report. If the soils report was not issued within the past three (3) years, provide an updated soils report from a licensed geotechnical engineer.
- f. Grading, drainage and erosion control plan.
- g. Copy of Notice of Intent for NPDES permit, including storm water pollution prevention plan (SWPPP).
- h. All utilities, including street lights and electrical, gas, telephone and cable television facilities.
- i. Undergrounding of all overhead utilities required (if applicable).
- j. Joint Trench plans (required with second submittal).

A complete plan check submittal package, including all the items listed above plus the Map/Improvement Plan Submittal cover letter, Improvement Plan Checklist and engineering plan check fees, is required to initiate the Public Works Department plan review process for the engineered improvement plans.

30. Design and installation of public improvements shall be in accordance with City Master Plans. Street, wastewater, storm drainage, and water master plans and design calculations will be required for the development.

k. Street

- i. All street designs shall conform to the City of Lodi Design Standards.
- ii. Install frontage improvements including but not limited to pavement, driveway, streetlights, curb, gutter and sidewalk along Iris Drive and Court "A" in accordance with City Standards.
- iii. Curb returns and corner cut-offs shall conform to City of Lodi Standard Plans 611 and 612.
- iv. All residential streets shall contain rolled type (fronts) curb, gutter and sidewalk as reflected in the tentative map submittal; and shall conform with City of Lodi Standard Plan 136 respectfully.
- v. Install street lights along Iris Drive and Court "A".
- vi. Provide all necessary traffic signs along Iris Drive and Court "A".
- vii. Traffic striping modifications shall be performed as necessary along Iris Drive.

l. Wastewater

- i. Wastewater system shall be designed in conformance with the City's Wastewater Master Plan and design standards.
- ii. The public sewer main shall be extended from the existing public wastewater main in Iris Drive.
- iii. Separate wastewater services in conformance with Standard Plan 201 shall be provided for each parcel from the public wastewater main in Iris Drive or Court "A".
- iv. Flushing station(s) may be required at locations with peak flows below City Standards.

m. Storm Drainage

- i. The storm drain system shall be designed in conformance with the City's Storm Drain Master Plan and design standards. The engineer shall submit a C factor calculation to show the proposed development meets the current standard runoff coefficient, otherwise the engineer shall consider using higher C factors to calculate storm water runoff from the development.
- ii. Slopes for all parcels within the development shall flow towards the proposed street. All stormwater shall be collected within the development and cannot flow to neighboring parcels.
- iii. An overland flood release pathway shall be incorporated in the street and circulation design plan for each subarea. For example, when any particular catch basin or pipe is obstructed or overwhelmed with water, the street drainage design (high points and low points) shall be calculated so that no water shall pond higher than 1-foot below any finished floor elevation without releasing the excess water toward the planned flood release point.

n. Water

- i. The water system shall be designed in conformance with the City's Water Master Plan and design standards.
- ii. The public water main shall be extended from the existing public water main in Iris Drive to provide domestic service and fire hydrants as required by the Fire Department.
- iii. Separate water services in conformance with Standard Plan 403 shall be provided for each parcel from the public water main in Iris Drive or Court "A". Service sizes shall be identified on the plans.
- iv. A water sampling station shall be provided within the subdivision. The location of the sampling station will be provided by the City Engineer during the plan check process.
- v. When possible, fire hydrants shall be placed between driveways. Fire hydrants shall also be placed in side yards as opposed to front yards (for corner lots).
- vi. Water meter boxes shall be located inside a public utility easement and outside of areas subject to vehicular travel.

- 31. Provide street name for the street in the development for approval.
- 32. Provide a slope easement or retaining wall along the boundary of the development for all grade differentials of 0.5 feet or greater.
- 33. All unused water, wastewater and storm drain stubs shall be abandoned at the developer's expense.

34. All on-site water wells and septic systems shall be abandoned in conformance with San Joaquin County standards prior to building permit issuance. A copy of the abandonment permit shall be submitted to the City after the completion of the abandonment.
35. All public improvements shall be installed within one year of final map filing under the terms of an improvement agreement, to be approved by the City Council prior to final map filing. The Developer will be required to provide warranty security in the amount of 10% of the value of the public improvements. The warranty period will be two (2) years, commencing on the date of acceptance of the public improvements.
36. All project design and construction shall be in compliance with the Americans with Disabilities Act (ADA) and California Title 24. City of Lodi Standard Plans are in the process of being revised and it should not be assumed that current standard plans are fully ADA compliant. Project compliance with ADA standards is the developer's responsibility.
37. The City of Lodi is a participant in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). An application for evaluation of the project site with respect to SJMSCP requirements shall be submitted to the San Joaquin Council of Governments (SJCOG) prior to commencement of any clearing, grading or construction activities on the project site.
38. The developer shall dedicate all public utility easements (PUEs) required by the various utility companies and the City of Lodi. Structures shall be located outside of all PUEs.
39. All property dedicated to the City of Lodi shall be free and clear of all liens and encumbrances and without cost to the City of Lodi and free and clear of environmental hazards, hazardous materials or hazardous waste. Developer shall prepare and submit a hazardous materials report and shall indemnify the City against any and all hazardous materials and/or ground water contamination for all property/easements dedicated to the City.
40. In order to assist the City of Lodi in providing an adequate water supply, the Owner/Developer on behalf of itself, its successors and assigns, shall enter into an agreement with the City that the City of Lodi be appointed as its agent for the exercise of any and all overlying water rights appurtenant to the proposed parcels, and that the City may charge fees for the delivery of such water in accordance with City rate policies. In addition, the agreement shall assign all appropriative or prescriptive rights to the City. The agreement will establish conditions and covenants running with the land for all lots within the boundaries of the parcel map and provide deed provisions to be included in each conveyance.
41. As required by the California Green Building Code (CALGreen), project shall participate in the Construction and Demolition Recycling Program.
42. Prior to any work within City Right-of- Way, the applicant shall obtain an encroachment permit issued by the Public Works Department.
43. All existing survey monuments are to be preserved per California Senate Bill 1467. It is the applicant's responsibility to ensure that monuments are properly protected and/or perpetuated. If any of the monuments are to be disturbed or are near the area of construction, a licensed surveyor must confirm that the monuments have been protected and/or perpetuated and the appropriate documentation has been recorded.
44. Annexation to Community Facilities District 2007-1 (Public Services) to cover the cost of providing various City services is required. Annexation shall be complete prior to final map filing. All costs associated with annexation to the Community Facilities District shall be the responsibility of the developer.

45. Submit final map per City and County requirements including the following:
- o. Preliminary title report including copies of all referenced exception documents.
  - p. Waiver of access rights on Iris Drive except at driveway location specifically approved by the Public Works Department.
  - q. Standard note regarding requirements to be met at subsequent date.
  - r. Final Map Guarantee.
  - s. Annexation to Community Facilities District.
46. Obtain the following permits:
- t. Grading Permit issued from the City of Lodi Building Department.
  - u. Building Permit issued from the City of Lodi Building Department.
  - v. Encroachment Permit issued from the City of Lodi Public Works Department for any work within the City's public right of way or on existing public water, wastewater and storm drain infrastructure.
  - w. San Joaquin County well/septic abandonment permit (if needed).
  - x. NPDES Construction General Permit (SWPPP).
  - y. San Joaquin Valley Air Pollution Control District (SJVAPCD) permits.
47. Payment of the following fees prior to building permit issuance unless noted otherwise:
- z. Installation of water and wastewater services by City Forces if property does not have existing services or current services shall be upsized.
  - aa. Water meter installation fees.
  - bb. Regional Transportation Impact Fee (RTIF).
  - cc. Encroachment Permit fee.
  - dd. Filing and processing fees and charges for services performed by City forces per the Public Works Fee and Service Charge Schedule.
  - ee. Stormwater Compliance Inspection Fee prior to building permit issuance or commencement of construction operations, whichever occurs first.
  - ff. Annexation into the City of Lodi Community Facilities District – Estimated at \$10,000 prior to recording the final map. The annexation process generally requires 2-3 months to complete.
48. Payment of the following fee prior to temporary occupancy or occupancy of the building unless noted otherwise:
- gg. Development Impact Mitigation Fees per the Public Works Fee and Service Charge Schedule.
  - hh. County Facilities Fees.
- (The fees referenced above are subject to periodic adjustment as provided by the implementing ordinance/resolution. The fee charged will be that in effect at the time of collection indicated above.)
49. Additional comments and conditions will be provided during the building permit review process when more detailed plans are available.

**Dated: April 10, 2019**

I certify that Resolution No. 19-XX was passed and adopted by the Planning Commission of the City of Lodi at a regular meeting held on April 10, 2019 by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST

\_\_\_\_\_  
Secretary, Planning Commission

DRAFT



Item 4a.



## **CITY OF LODI PLANNING COMMISSION Staff Report**

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**MEETING DATE:** April 10, 2019

**APPLICATION NO:** 2019-8 - 2018 Housing Element Annual Progress Report

### **SUMMARY**

The purpose of the 2018 Housing Element Annual Progress Report (2018 APR) is to track and monitor progress in addressing the City's housing needs, goals, and policies on an annual basis.

California Government Code Section 65400 requires the City to file an annual report addressing the status of the General Plan Housing Element, progress made toward implementing its goals and policies, and progress in meeting its share of the Regional Housing Needs Allocation. The report must be submitted to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research. The City Council adopted the current City of Lodi Housing Element in April 2016.

HCD has specific reporting requirements for housing elements, which consist of a series of tables. The tables summarize the City's progress each year for producing various types of housing units and implementing programs contained in the current General Plan Housing Element.

HCD requires reporting on the number of housing unit permits issued during each year (Tables A, A2, and B), including the type of units (single-family, multiple-family, etc.) and the level of affordability (very low, low, moderate, and above moderate income). Table D of the annual report tracks the City's implementation of policies and programs in the General Plan Housing Element.

The Housing Element Annual Progress Report for the 2018 calendar year for the City of Lodi is attached to this report for consideration. The 2018 APR consists of eight tables that contain details on permit reports, building permits issued, and housing element program status updates (Table D).

### **RECOMMENDED DIRECTION**

Receive comments and authorize submittal of the 2018 Housing Element Annual Progress Report.

Respectfully Submitted,

Concur,

Craig Hoffman  
City Planner

Stephen Schwabauer  
Community Development Director

### **ATTACHMENTS:**

1. 2018 Housing Element Annual Progress Report

Please Start Here

General Information	
Jurisdiction Name	Lodi
Reporting Calendar Year	2018
Contact Information	
First Name	Craig
Last Name	Hoffman
Title	Planner
Email	<a href="mailto:choffman@lodi.gov">choffman@lodi.gov</a>
Phone	
Mailing Address	
Street Address	<u>221 W Pine Street</u>
City	Lodi
Zipcode	95240

Submittal Instructions
<p>Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:</p> <p>1. <b>Online Annual Progress Reporting System (Preferred)</b> - This enters your information directly into HCD's database limiting the risk of errors. If you would like to use the online system, email <a href="mailto:APR@hcd.ca.gov">APR@hcd.ca.gov</a> and HCD will send you the login information for your jurisdiction. <i>Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is <a href="mailto:opr.apr@opr.ca.gov">opr.apr@opr.ca.gov</a>.</i></p> <p>2. <b>Email</b> - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at <a href="mailto:APR@hcd.ca.gov">APR@hcd.ca.gov</a> and to OPR at <a href="mailto:opr.apr@opr.ca.gov">opr.apr@opr.ca.gov</a>. Please send the Excel workbook, not a scanned or PDF copy of the tables.</p>

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

<b>Jurisdiction</b>	Lodi
<b>Reporting Year</b>	(Jan. 1 - Dec. 31) 2018

Note: + Optional field

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## Table A

## Housing Development Applications Submitted

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Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																																																	
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									Affordability by Household Incomes - Building Permits										Affordability by Household Incomes - Certificates of Occupancy											Streamlining	Infill	Housing with Financial Assistance		Housing without	Term of Affordability	Demolished/Destroyed Units			Notes			
1					2	3	4								5	6	7								8	9	10										11	12	13	14	15	16	17	18	19	20			21
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA, SFD, 2 to 4, 5+ ADU, MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units Issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years)* (if affordable in perpetuity enter 1000)*	Number of Demolished Destroyed Units*	Demolished or Destroyed Units*	Demolished/Destroyed Units Owner or Renter*	Notes*					
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0	0	0	0	0	0	0	48	170		218	0	0	0	0	0	0	0	0		0	0	0							0	0	0			
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	05869004	3036 Kordia Av	Orchard Lane		SFD	O									0							1		1								0	N																
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Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																																																			
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									Affordability by Household Incomes - Building Permits										Affordability by Household Incomes - Certificates of Occupancy											Streamlining	Infill	Housing with Financial Assistance		Housing without	Term of Affordability	Demolished/Destroyed Units			Notes					
1					2	3	4							5	6	7							8	9	10								11	12	13	14	15	16	17	18	19	20			21						
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA, SFD, 2 to 4, 5+ ADU, MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units Issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years)* (if affordable in perpetuity enter 1000)*	Number of Demolished Destroyed Units*	Demolished or Destroyed Units*	Demolished/Destroyed Units Owner or Renter*	Notes*							
Summary Row- Start Data Entry Below							0	0	0	0	0	0	0		0	0	0	0	0	0	0	48	170		218	0	0	0	0	0	0	0	0	0	0	0	0	0	0					0	0	0	0	0	0	0	
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	05870068	3125 Isabella Dr	Orchard Lane		SFD	O									0							1	1									0	N																		
	05870069	3119 Isabella Dr	Orchard Lane		SFD	O									0							1	1									0	N																		
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Note: + Optional field

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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Lodi	
Reporting Year	2018	(Jan. 1 - Dec. 31)

This table is auto-populated once you enter your jurisdiction name and here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	497	0		52	0	0	0	0	0	0	52	445
	Non-Deed Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	331	0		27	0	0	0	0	0	0	27	304
	Non-Deed Restricted		0	0	0	0	0	0	0	0	0		
Moderate	Deed Restricted	333	0	0	0	0	0	0	0	0	0	48	285
	Non-Deed Restricted		0	0	0	48	0	0	0	0	0		
Above Moderate		770	0	0	211	170	0	0	0	0	0	381	389
Total RHNA		1931											
Total Units 44			0	0	290	218	0	0	0	0	0	508	1423

Note: units serving extremely low-income households are included in the very low-income permitted units totals

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**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202)

<b>Jurisdiction</b>	Lodi
<b>Reporting Year</b>	2018 (Jan. 1 - Dec. 31)

Note: + Optional field

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# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202)

<b>Jurisdiction</b>	Lodi
<b>Reporting Year</b>	2018 (Jan. 1 - Dec. 31)

**Table D**

### Program Implementation Status pursuant to GC Section 65583

#### Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1.1: Revise Development Code	<p>The City will revise Title 17 of the Lodi Municipal Code (Development Code) to reduce barriers to, and provide incentives for, the construction and conservation of a variety of housing types:</p> <ul style="list-style-type: none"> <li>•Amend the Development Code to comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6) to treat employee housing for farmworkers or other employees that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Section 17021.5). The Development Code will also be amended to treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone in zones where agricultural uses are permitted (Section 17021.6).</li> <li>•Work with the San Joaquin County Housing Authority in developing procedures and guidelines for establishing income eligibility for the "reserved" units and for maintaining the "reserved" units as affordable units for at least 30 years. The City shall seek Housing Authority administration of the reserved units.</li> <li>•Amend the Development Code to allow for "group residential," which includes single-room occupancy units in the Medium Density Residential and High Density Residential zoning districts.</li> </ul>	<p>Develop procedures and guidelines for establishing income eligibility for "reserved" units within two years from adoption of Housing Element.</p> <p>Complete Development Code amendments within one year of adoption of this element.</p>	<p>The City does not have any agricultural land within city limits. Employee housing is not precluded but also is not specifically called out in the Development Code. The City plans to review its Development Code during 2019 to address Health and Safety Code Sections 17021.5 and 17021.6.</p> <p>The City has not yet developed procedures and guidelines for establishing income eligibility for the "reserved" units.</p> <p>The City amended the Development Code in 2013 to allow for "group residential," which includes single-room occupancy units in the Medium Density Residential and High Density Residential zoning districts.</p>
1.2 Revise Growth Management Allocation Ordinance	<p>Expedite the residential development approval process for affordable housing.</p>	<p>1 year, Revise Growth Management Allocation Ordinance within a year of adoption of this Housing Element and evaluate implementation by the end of the planning period.</p>	<p>The City is in the process of modifying its Growth Management Allocation Ordinance to exempt housing units affordable to extremely low-, very low-, and low-income households with long-term affordability restrictions. The City plans to make these modifications by the end of 2020.</p> <p>The City understands and acknowledges that state law would preclude affordable housing from being restricted by the Growth Management Allocation Ordinance. Further, as of the end of 2018, the City still had an excess of growth allocation units.</p>

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202)

<b>Jurisdiction</b>	Lodi
<b>Reporting Year</b>	2018 (Jan. 1 - Dec. 31)

**Table D**

### Program Implementation Status pursuant to GC Section 65583

#### Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.3 Personal Security Standards	Reduce the susceptibility of residential properties and neighborhoods to criminal activity and increase residents' perception of personal safety.	As projects are submitted	The City continues to implement project design as part of the development process.
1.4 Land Inventory	Increase the potential for infill development, thereby reducing the need to prematurely annex land and convert agricultural land to urban use.	Maintain a current land vacant residentially zoned land, as projects are approved.	The City will post the most recent Housing Element with the related housing land inventory map online so that the public and developers can access this inventory from the City's website. Staff will look at setting up a process for updating the list on a quarterly basis.
1.5 Pursue State and Federal Funds in Support of Housing Construction	20 extremely low-, 50 very low-, and 50 low-income housing units.	For Action a., annual meetings, 2015–2023; for Action b., quarterly each year, depending on funding deadlines for specific state and federal programs, 2015–2023; for Action c. semi-annual review and assessment of funding opportunities based on (1) funding cycles and eligible activities for various state and federal programs, (2) projects and programs proposed to the City for state or federal funding, and (3) City staff capacity to prepare funding requests.	<p>a. The City receives CDBG funding which can be used to assist with housing construction. As part of the annual funding cycle, each year the City reaches out to various organizations and agencies to solicit applications for affordable housing development projects or related housing support services. The City also conducts consultations with these groups as part of its annual community needs assessment and Annual Action Plan, including the most recent 2019-20 Annual Action Plan. Additionally, the City is currently completing its public engagement and planning process for the five-year 2019-2023 Consolidated Plan. Additionally, City staff attends monthly Lodi Committee on Homelessness meetings to stay engaged and supportive of local and regional efforts to house and serve homeless and low-income. Members of the committee include homeless service/housing providers. In 2018, the committee and City applied for and received a grant from the San Joaquin County's Continuum of Care for development of six new supportive housing units (referred to as HEAP grant).</p> <p>b. The City assisted Eden Housing with efforts to secure funding for the development of an 80-unit, affordable senior housing project on Tienda Drive. This project was finished in 2018. The City also continues to meet with the San Joaquin County Housing Authority and invites it to apply for CDBG grant funds and to participate in the process of applying for CDBG funds in connection with the City.</p> <p>c. The Housing Authority applies for funding on an annual basis; to support that effort, the City is completing the 2018 Housing Element Annual Progress Report.</p>
1.6 Encourage Efficient Use of Land for Residential Development	Preserve agricultural land and reduce the amount of land needed to meet future urban growth needs.	Require fee payment as mitigation, ongoing (2015–2023); enforce Urban Reserve designation and contiguity requirements when this Housing Element is adopted.	The City is working to adopt a Right-to-Farm Ordinance by the end of the Housing Element planning period and has a program in the General Plan requiring 1:1 mitigation to protect and conserve agricultural lands.



# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202)

<b>Jurisdiction</b>	Lodi
<b>Reporting Year</b>	2018 (Jan. 1 - Dec. 31)

**Table D**

### Program Implementation Status pursuant to GC Section 65583

#### Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.7 Provide Rental Assistance	Increase rental property owner awareness of, and participation in, rental assistance programs.	Distribution of Housing Choice Voucher Program information, current and ongoing, 2015–2023; create website link to Housing Authority website within two years of adoption of this Housing Element, maintain link thereafter, 2015–2023.	Due to staff turnover, the activities in the program were deferred. The City expects to fulfill this program, before the end of 2020.
1.8 Focus on Neighborhood Improvement Initiatives	Improve the City's ability to focus on the implementation of housing and neighborhood improvement programs.	Current and ongoing, 2015–2023	<p>Due to budget constraints and decline in City revenue, , the City has decided to remove the Neighborhood Services Manager (NSM) position and to hire a part-time CDBG program consultant instead. The implementation of housing and neighborhood improvement programs is now completed through the combined efforts of the City Manager's Office, consultants, Lodi Committee on Homelessness, Lodi Improvement Committee, City staff, and other volunteers.</p> <ul style="list-style-type: none"> <li>•The City is continuing to be receptive to new CDBG funded programs through its Community Development CDBG program.</li> <li>•The City attempted to establish a neighborhood revitalization area but decided to not pursue because existing CDBG programs were adequately addressing community needs.</li> <li>•Consultant is ensuring federal laws and all applicable laws are being complied with.</li> <li>•City has completed a Housing Element, an Analysis of Impediments to Fair Housing Choice, and Consolidated Plans.</li> <li>•The first-time homebuyer program was cancelled due to unfavorable market conditions; City is in process of implementing a housing rehab program; City continues to support graffiti abatement through CDBG funds.</li> </ul>
1.9 Annex Land to Accommodate Future Housing Needs as Necessary	Increase the City's residential development capacity to accommodate its share of the region's future housing construction needs. of the region's future housing construction needs.	Pursue discussions with property owners about annexation, as appropriate according to housing needs, but no later than the end of the planning period in 2023.	The City has not pursued any annexations. The City is more focused on infill growth at this time.

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202)

<b>Jurisdiction</b>	Lodi
<b>Reporting Year</b>	2018 (Jan. 1 - Dec. 31)

**Table D**

### Program Implementation Status pursuant to GC Section 65583

#### Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.(10)	24 homebuyers: 4 very low-, 10 low-, and 10 moderate-income housing units.	Current and ongoing, 2015–2023; provide website link within one year of adoption of this Housing Element and continue to provide information at the public counter; Neighborhood Services Manager to meet with local realtors within one year of adoption of this Housing Element.	The first-time homebuyer program was cancelled due to unfavorable market conditions. City is in process of implementing a housing rehab program and continues to support graffiti abatement through CDBG funds.
1.11 Promote the City's Multifamily Housing Development Standards	Increase awareness of the City's multifamily development standards.	Current and ongoing (2015–2023); information is currently available on the City's website and at the public permit counter. The City also encourages preapplication meetings. These practices will continue indefinitely. A notice of the City's multifamily development standards will be distributed to industry organizations within six months of the adoption of this Housing Element.	The City continues to provide information regarding the multifamily development standards, both on the City's website and at the public permit counter.  The City worked with Eden Housing on the development of an 80-unit, affordable senior housing project as well as on Rubicon at Reynolds Ranch, a 156-unit apartment project, Revel at Reynolds Ranch, a 142-unit market-rate senior project, and a few other medium-density projects. The City is very active in developing housing other than just conventional single-family homes.  The City's multifamily development standards were distributed to the Building Industry Association.
1.12 Subdividing Large Sites for Lower-Income Households	Facilitate parcel sizes that that are developable for multifamily affordable housing and consistent with recommendations/requirements of state, federal, and local financing programs.	Determine appropriate incentives within one year of adoption. Provide incentive throughout planning period, as projects are submitted to the Planning Division.	The City has not had any developer interest on large sites but would provide assistance if a project came forward.
2.1 Evaluate Applications for the Demolition of Residential Structures	Maintain or replace existing affordable housing.	Complete review within six months of adoption of this Housing Element; implement new review procedures within one year of adoption of this Housing Element; ongoing thereafter, based on proposals.	As part of the City's policies and procedures, the proponent must apply for a permit; the City reviews what is being demolished.

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202)

<b>Jurisdiction</b>	Lodi
<b>Reporting Year</b>	2018 (Jan. 1 - Dec. 31)

**Table D**

### Program Implementation Status pursuant to GC Section 65583

#### Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
2.2 Assist the Eastside Area with Housing Rehabilitation and Code Enforcement	Improvement of 750 units (including private investment to correct code violations) over the planning period of this Housing Element: 250 extremely low /very low, 250 low, and 250 moderateincome.	Current and ongoing, 2015–2023.	<p>The City plans to combine the efforts of code enforcement and housing rehabilitation assistance to focus on the CDBG target area, which includes the eastside neighborhoods.</p> <p>The City has one full-time staff person working on graffiti abatement.</p> <p>The City's housing rehabilitation program provides small grants of \$10,000 for minor rehabilitation. While this program will be promoted in the CDBG target area, the eastside neighborhoods are included in this CDBG target area.</p>
2.3 Implement Property Maintenance and Management Standards	Eliminate substandard building and property conditions.	Code enforcement on both complaint and proactive basis; current and ongoing, 2015–2023.	The City continues to implement standards for private property maintenance. In addition, the City's Graffiti Abatement program continues to help reduce blight by cleaning up tagged properties in targeted low-income areas. The City's program cleans up these sites within a day or two, or on the same day in some instances, which benefits not only the property but prevents secondary tags. The program runs year-round. Graffiti abatement has helped preserve neighborhood property values and maintain housing stock in the city. During program year 2017-18, the City removed 1,596 instances of graffiti in the CDBG target area (low/mod census tract.)
2.4 Conduct a Housing Condition Survey	Document housing conditions and establish priorities for future code enforcement, housing rehabilitation assistance, and neighborhood improvement efforts.	Complete survey and report to City Council before the start of the next planning period.	The City has not conducted a housing conditions survey but does use its code enforcement officers to monitor and track housing conditions. In addition, housing conditions are documented in the City's 2015 Analysis of Impediments to Fair Housing Choice.
2.5 Preserve Affordable Rental Housing	To preserve affordable rental housing units.	Implement this program as necessary.	The City does not currently have any affordable units at risk of converting to market rate.

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202)

<b>Jurisdiction</b>	Lodi
<b>Reporting Year</b>	2018 (Jan. 1 - Dec. 31)

**Table D**

### Program Implementation Status pursuant to GC Section 65583

#### Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
2.6 Target the Eastside Area for Use of Funds for Public Improvements	Preserve and improve the Eastside area.	Annual CDBG allocation, maintain zoning, 2015–2023.	<p>The City continues to use its annual CDBG allocation for several public improvement projects:</p> <p>Alley Improvement Project – This project improves alleyways that suffer from damaged pavement and poor drainage by removing existing pavement, installing proper drainage systems, and repaving each alleyway. The 2017 Alley project was completed, and the 2018 project is underway.</p> <p>Blakely Swim Complex/Shade Structure – This project will improve the swimming complex at the park which is also the location of Lodi Boys and Girls Club. This complex includes adding a shade structure. This project will be completed during 2019.</p> <p>Lawrence Avenue ADA Improvements – This project was completed in 2018 and added four accessible parking stalls for improved access to the nearby Grape Bowl park and facilities.</p> <p>Lodi House HVAC Replacement Project – This project consisted of installation of a new HVAC unit and duct work replacement for the Lodi House shelter. The shelter houses single mothers with children. This project was completed in 2018.</p> <p>DRAIL (Disability Resource Agency for Independent Living) Home Accessibility Modifications Program – During 2018 and 2019, this project will make accessibility improvements to homes in Lodi.</p>
3.1 Collect Development Impact Fees and Enforce Improvement Requirements	Reduce impact fees for multi-family projects based on actual project densities.	Annually review fees.	The City continues to collect a unified development impact fee to pay for off-site public facilities and services needed for residential development, and requires that residential developers continue to provide on-site infrastructure to serve their projects.
3.2 Ensure Adequate Public Services for Residential Development	Provide public facilities and services meeting minimum City standards.	Annually during housing allocation process, 2015–2023.	The City will continue to use its Growth Management Allocation Ordinance to ensure that the pace of development is consistent with the City's and other public facility and service providers' abilities to provide public facilities and services and maintain minimum facility and service standards for the entire community.
3.3 Use of CDBG Funds	The City will continue to use CDBG funds to upgrade public facilities and services in older neighborhoods.	(See Program 1.8 for implementation.)	The City continues to use CDBG funds to upgrade public facilities and services in older neighborhoods. Refer to Program 2.6.
3.4 Provide Park and Recreation Facilities	see General Plan Policy P-P20	see General Plan Policy P-P20	See General Plan Policy P P20.

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202)

<b>Jurisdiction</b>	Lodi
<b>Reporting Year</b>	2018 (Jan. 1 - Dec. 31)

**Table D**

### Program Implementation Status pursuant to GC Section 65583

#### Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
3.5 Support Transit Facilities and Transit-Oriented Development	Increase housing opportunities near transit facilities and encourage forms of travel other than private vehicles. All income groups will be targeted for TOD housing. However, extremely low-and very low-income households that may rely on transit as their primary transportation mode should be prioritized.	For Action a., annually, prior to the adoption of a City budget, 2015–2023; for Action b., within one year of adoption of this Housing Element, designate infill opportunities and identify and adopt zoning amendments that are needed and appropriate to develop in infill opportunity zones within two years of adoption of this Housing Element; for Action c., within two years of adoption of this Housing Element, conduct one or more community meetings ; for Action d., ongoing.	<p>a. Rubicon at Reynolds Ranch, a 156-unit apartment project, is a transit-oriented development which was completed in 2018.</p> <p>b. The City designated infill opportunities and identified and adopted zoning amendments to develop within infill opportunity zones in 2013. The City's mixed-use zones are very flexible.</p> <p>c. As part of the 2013 update to the City's Development Code, several community meetings were held to explain the benefits and implications of infill zone designation for development opportunities. General discussion is also ongoing with the development community. The City endorses mixed-use development.</p> <p>d. The City is implementing the Transit-Oriented Development Design Guidelines to guide development in the Downtown area.</p>

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202)

<b>Jurisdiction</b>	Lodi
<b>Reporting Year</b>	2018 (Jan. 1 - Dec. 31)

**Table D**

### Program Implementation Status pursuant to GC Section 65583

#### Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
4.1 Promote Fair Housing Services	Provide information on fair housing law to the public and support landlordtenant mediation services.	Current and ongoing, 2015–2023; annual community event for display of fair housing information within one year of adoption of this Housing Element; fair housing links will be provided on the City's website within two years of adoption of this Housing Element.	<p>The City completed its Analysis of Impediments to Fair Housing Choice in 2015, which was accepted by US Department of Housing's Office of Fair Housing and Equal Opportunity.</p> <p>San Joaquin Fair Housing Association provided fair housing assistance, including the following: completed 17 mediation cases for 17 households (52 residents); provided intake and resources to 330 households (988 residents); facilitated one fair housing seminar for landlords in Lodi; and participated in two resource fairs in Lodi, the Family Fitness Fair and Dia Del Campesino Health and Community Resource Fair. The program goals are to ensure fair housing, and to teach and advocate tenant and landlord rights and responsibilities regarding providing and maintaining adequate and safe housing.</p> <p>The association helps mediate conflicts between tenants and landlords and provide educational opportunities. By educating both tenants and landlords, the program aims to eliminate housing discrimination in Lodi and promote fair housing opportunity regardless of a person's disability, religion, race/ethnicity, color, country of origin or ancestry, age, sex, gender identification/expression, familial status, source of income, marital status, or sexual orientation.</p> <p>California Rural Legal Assistance (CRLA) provides fair housing testing services for the City to ensure quality, systematic, and thorough review of how residents may be experiencing discrimination in their housing choice. CRLA conducted five audit-based tests at five different rental sites. Locations were selected based on City knowledge and industry methodology that uses census data. Sites were tested for discrimination based on national origin and gender. CRLA also conducted two on-site surveys where residents were asked a series of questions about their housing. CRLA's report concluded that no tests or surveys showed clear results of discrimination; however, survey participants expressed hesitation and were restrained, suggesting that they may fear retaliation for disclosing such instances of discrimination. Lastly, CRLA partnered with San Joaquin Fair Housing Association to present a fair housing training for landlords. The City plans to continue working with CRLA to provide more resources and education for residents, as well as additional surveying.</p>
4.2 Regulate Condominium Conversion	Minimize the impact of displacement of very low-, low-, and moderate income households and assure safety of converted units.	Ongoing, 2015 – 2013 and as conversions come forward.	The City continues to regulate the conversion of rental housing to condominiums, although no conversions have occurred.



# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202)

<b>Jurisdiction</b>	Lodi
<b>Reporting Year</b>	2018 (Jan. 1 - Dec. 31)

**Table D**

### Program Implementation Status pursuant to GC Section 65583

#### Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
4.3 Pursue Regional Solutions to Homeless Needs	Provide regional solutions to homelessness through assistance to nonprofit organizations and the County who work on solutions to end homelessness in the region.	Current and ongoing, 2015–2023; annual review of applications by nonprofit organizations for use of City's share of CDBG funds.	In an effort to continue to support regional solutions to homelessness through its collaboration with the Salvation Army, the City has formed a committee on homelessness, which is citywide and regional. This committee meets on a monthly basis to address both local and regional homeless issues. The City and committee helped form a new homeless liaison position at the County. The new homeless liaison began in 2018.
4.4 Educate the Public About Affordable Housing	Provide information to the community about the benefits of affordable housing.	Continue to provide a newsletter and conduct at least two workshops during the Housing Element planning period.	The City's Annual Action Plan and the City's Housing Element both provide information on the City's efforts to promote affordable housing. Both of these documents are available on the City's website.  Annual Action Plan <a href="https://www.lodi.gov/DocumentCenter/View/154/Annual-Action-Plan-PDF?bidId=">https://www.lodi.gov/DocumentCenter/View/154/Annual-Action-Plan-PDF?bidId=</a>  Housing Element <a href="https://www.lodi.gov/DocumentCenter/View/40/2010-to-2016-Housing-Element-PDF?bidId=">https://www.lodi.gov/DocumentCenter/View/40/2010-to-2016-Housing-Element-PDF?bidId=</a>
4.5 Incentivize Affordable Housing Development	Facilitate the development of affordable housing opportunities in the city.	Investigate possible incentives for facilitating the development of affordable housing and present findings to the City Council within one year of the adoption of this Housing Element. The Development Code and Growth Management Allocation Ordinance update will be completed within one year of the adoption of this Housing Element.	The City has a reduced fee schedule for high-density housing, and impact fees could be reduced further for projects affordable to lower-income households. In addition, City staff promotes infill higher-density projects which by design have a greater affordability.
4.6 Facilitate the Development of Project-Based Section 8 Units	Facilitate the development of affordable and senior housing opportunities in the city.	Hold a meeting and work with local nonprofits to secure project-based Section 8 funding within a year and a half of adoption of this Housing Element.	The City does work with nonprofit developers to try and secure project-based Section 8 funding, but did not apply because there was not an available project.
5.1 Promote Energy Efficiency and Weatherization Improvements for Older Homes	Increase energy efficiency in older homes.	Current and ongoing, 2015–2023.	The City plans to promote energy conservation and weatherization improvements as eligible activities under the Lodi Housing Rehabilitation Program. The program administration began in 2018 and is now in process. In addition, the City's utility, Lodi Electric, offers energy conservation programs. A direct link to Lodi Electric's webpage is provided on the City's website.

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202)

<b>Jurisdiction</b>	Lodi
<b>Reporting Year</b>	2018 (Jan. 1 - Dec. 31)

**Table D**

### **Program Implementation Status pursuant to GC Section 65583**

#### **Housing Programs Progress Report**

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>Name of Program</b>	<b>Objective</b>	<b>Timeframe in H.E</b>	<b>Status of Program Implementation</b>
5.2 Energy Conservation for New Homes	Increase energy efficiency in the design and construction of new homes.	Current and ongoing, 2015–2023, as part of review of planning and building permit applications.	The City continues to enforce state requirements for energy conservation.
Program 5.3: Encourage Use of Solar Devices Through Voluntary Incentives Program (see Program C P40 in the Conservation Element)	See Program C P40 in the Conservation Element.		See Program C P40 in the Conservation Element.  City is currently implementing Program C-P40 and encouraging the use of solar devices through voluntary incentive programs.

#### **General Comments:**

## ***Housing Element Implementation***

(CCR Title 25 §6202)

<b>Jurisdiction</b>	Lodi	
<b>Reporting Period</b>	2018	(Jan. 1 - Dec. 31)

Note: + Optional field

Cells in grey contain auto-calculation formulas

Table E

**Commercial Development Bonus Approved pursuant to GC Section 65915.7**

[illegible]

(CCR Title 25 §6202)

Note: + Optional field

Cells in grey contain auto-calculation formulas

[illegible]

<b>Jurisdiction</b>	Lodi	
<b>Reporting Year</b>	2018	(Jan. 1 - Dec. 31)

Permitted Units Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units 44		0

very low-income permitted units totals

Entitlement Summary	
Total Housing Applications Submitted:	2
Number of Proposed Units in All Applications Received:	244
Total Housing Units Approved:	244
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas